

POLAND PLANNING BOARD

MINUTES OF MEETING

may 24 ~~March 8, 2022~~ *sub*

Approved on *may 24*, 2022



CALL TO ORDER – Chairperson George Greenwood called the meeting to order at 7:00 p.m. with Members James Walker, Cheryl Skilling, James Porter, Jon Gilson, and CEO Scott Neal present.

MINUTES – May 10, 2022 – Member Porter moved to approve the minutes. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (Member Walker did not vote as he was not present at the May 10th meeting.)

COMMUNICATIONS – None

OLD BUSINESS – Minor Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lot 35

Stuart Davis of Davis Land Surveying and Craig Sweet of Terradyn Consultants, LLC presented the project to the Board. The Applicant would like a waiver on the road gradient requirement because this was an existing road.

There was continued talk about the deer wintering yards and the required buffers. The conclusion is that there will be a buffer on lots 7 and 8 for deer wintering.

Member Porter moved to approve the checklist as complete. Member Skilling seconded the motion. Discussion: None Vote: 5- yes 0-no

Member Porter moved to approve the Minor Subdivision Application with the following conditions: no public hearing, no site walk, the culvert at Lynn's Way needs to be upgraded, the road grade standard is waived as it is an existing road, and the deer wintering yard buffer is waived. Member Gilson seconded the motion.
Discussion: None Vote: 5-yes 0-no

NEW BUSINESS – Formal Site Plan Application – Daniel and Tammy Swett – Tiger Hill Road – Map 17 Lot 52H

Faith Thomas and Bill Peterlein of Summit Geoengineering Services presented the project to the Board. The Applicant would like to build a 14' wide gravel backlot driveway with grass shoulders. After discussion between Mr. Peterlein and Jim Seymour of Sebago Technics it was agreed that it would be better to be 12' wide with 2' grass shoulders. The Applicant will need to get a road name application. The Applicant is planning on calling it Swett Drive.

Member Porter moved to approve the checklist as complete. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

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Approved on 6/14, 2022

Member Porter moved to approve the Formal Site Plan Application with the following conditions: no public hearing and no site walk. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan Application – Auto Everything, LLC / John Emmons – 318 Bakerstown Road – Map 14 Lot 15A

John Emmons presented the project to the Board. Mr. Emmons would like to open an auto sales and auto repair shop for his cars and vehicle recycling. Mr. Emmons is ok with not having the vehicle recycling. The hours of operation would be Monday – Friday 8:00 a.m. to 5:00 p.m. and on Saturday from 8:00 a.m. to 1:00 p.m. Mr. Emmons would start with one employee and add one more in the future.

In order to be able to transfer the nonconforming use to another nonconforming use Mr. Emmons will need a letter from the current owner stating that the business has been going on/being used for the last year in the nonconforming use. Also, Mr. Emmons will need to explain how he meets the requirements of §504.4 of the CLUC.

Member Porter moved to table the application pending the requested information. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – CEDC regarding Downtown Design Standards

Cyndi Robbins spoke on behalf of the CEDC regarding the downtown design standards. The CEDC finds the standards very confusing, would like to make some changes, and would like a workshop with the Board to discuss the standards. They scheduled a workshop for June 30th at 6:30 p.m. in the Town Office Conference room.

ADJOURN – Member Porter moved to adjourn the meeting at 8:50 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

George Greenwood, Chairperson

James Porter, Vice Chairperson

Cheryl Skilling, Secretary

James Walker, Member

Jonathan Gilson, Member