

POLAND PLANNING BOARD
MINUTES OF MEETING
July 24, 2018
Approved on 8/14, 2018

CALL TO ORDER – Vice-Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, Stephanie Floyd (a voting member for this meeting), and Scott Neal, Code Enforcement Officer, present. Chairperson Dyer absent with notice. Member Alex Duff absent without notice.

MINUTES – July 10, 2018 - Member Greenwood moved to accept the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – June Monthly Activity Report – The Board appreciates having the information available to them.

Development of Area which is Accessed by Watson Road – There was some confusion as to what the letter referenced. Unfortunately, the person who wrote the letter was not at the meeting to discuss the issue.

OLD BUSINESS – CLUC Changes for Special Town Meeting – The Board started the meeting by opening the Public Hearing on these issues. Member Greenwood moved to open the Public Hearing at 7:05 pm. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

First Proposed CLUC Change

Member Greenwood went over the proposed changes to the CLUC. This change would allow buildings which are served by a public sewer system to have a residential net density as low as five thousand (5,000) sq. ft. per dwelling unit.

There were no initial public comments on this change at the time it was gone over. Later in the Public Hearing Joe Cimino came in and wanted to know about the proposed change.

Second Proposed CLUC Change

Vice-Chairperson Porter went over the proposed change to the CLUC. This change would allow up to 100% of a sign to be a changeable LED type business sign.

Sue Peters was the first to comment on this change. She lives on Poland Corner Road near the business that wants to put up a large LED business sign. Ms. Peters thinks that the sign will be too bright, that it will be on at all hours of the night, and that this change shouldn't be allowed.

Ms. Peters then wanted to know If there is a time limit on the number of hours in a day the sign can be lit? Vice - Chairperson Porter said there isn't anything limiting the amount of time in the CLUC, but when the business comes before the Planning Board for site plan approval then the Board can place a limit. Ms. Peters pointed out that this means

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people must come to every Planning Board meeting to voice their opinion on setting a time limit for signs to be on. She wanted to know if this could be a change in the CLUC. Vice- Chairperson Porter suggested this would be change that can be looked at for the annual Town Meeting in April.

Gary Westerman wanted to know if there is anything now in the CLUC that limits the density of such signs in the downtown area. Vice - Chairperson Porter said the CLUC says there can only be one changeable sign per lot of record.

Third Proposed CLUC Change

Vice – Chairperson Porter explained that this had come in too late for the Town Meeting in April of 2018. Gary Westerman explained the change he is asking for and gave some handouts. This change would remove the property located at Map 5, Lot 45, Sub-lot 16 from being zoned as Resource Protection and change it to being zoned as Limited Residential.

Member Greenwood moved to close the Public Hearing at 7:25 pm. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Greenwood moved to recommend all the proposed changes to the CLUC be brought to the Special Town Meeting. Vice – Chairperson Porter said they will all be brought to the Special Town Meeting and the proposed changes have to be voted on individually. The vote will be on whether the Board recommends the change to the CLUC or not. Vice -Chairperson Porter asked if the Board approved voting on the proposed changes at the end of the meeting. The Board agreed 4-0.

The Board voted on the proposed amendments at the end of the meeting.

Vote Results:

First Proposed CLUC Change – Members Weinberg and Greenwood voted yes. Vice-Chairperson Porter and Member Floyd voted no. In a tie the vote goes to the negative. The Board does not recommend this change.

Second Proposed CLUC Change – Members Weinberg and Greenwood voted yes. Vice – Chairperson Porter and Member Floyd voted no. In a tie the vote goes to the negative. The Board does not recommend this change.

Third Proposed CLUC Change – All members of the Board voted yes. The Board does recommend this change.

NEW BUSINESS – Sketch Plan Review – 1171 Maine Street – Map 39 Lot 19

Mike Deyling from CES, Inc went over the proposed project of a drive through boat and vehicle storage business. They don't intend to do any maintenance work on boats or vehicles on the property. It is unclear whether the gas tanks of the boats and or vehicles would be drained before storage. The business would be open normal business hours,

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wouldn't be accessible 24 hours a day, and would employ two to four people. There is a proposed second storage building on the property for traditional storage purposes.

The Board wants the applicant to pay attention to the downtown design standards, landscaping plan, storm water runoff, aquifer overlay district, phosphorous calculations, and DOT permission for two driveways on the site.

Member Greenwood moved that the sketch plan review be accepted as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Street Light Request – Corner of Harris Hill Road and Poland Corner Road

Keith and Rose Morrison have submitted an application for a streetlight at the corner of Harris Hill Road and Poland Corner Road. This was a last minute addition to the agenda so abutter notifications hadn't gone out. The process is: the application is submitted to the Town Manager, it is then given to the Code Enforcement Officer to review and respond to, the application is then put on the agenda for the Planning Board, and then it is given to the Board of Selectpersons. Since the Code Enforcement Office hasn't received all of the information from the State and the abutter notifications haven't been sent out the issue will be tabled.

Member Greenwood moved to table the street light application until the next meeting. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

ANY OTHER BUSINESS – None

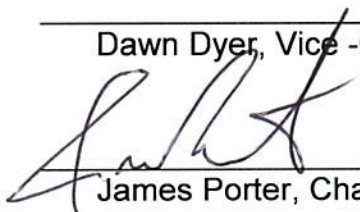
ADJOURN – Member Weinberg moved to adjourn at 8:25pm. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

Dawn Dyer, Vice -Chairperson

Alex Duff, Member



James Porter, Chairperson



George Greenwood, Member



Mark Weinberg, Member

Stephane Floyd, Alternate