

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**August 23, 2022**  
**Approved on 9-13, 2022**

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

**MINUTES** – August 9, 2022 – Member Porter moved to approve the minutes with a minor change. Member Gilson seconded the motion. Discussion: None    Vote: 4-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – Formal Site Plan Review – Clifton F. Hammond Living Trust – 91 Lane Road – Map 8 Lot 70

Stuart Davis of Davis Land Surveying presented the updated information on the back lot driveway to the Board.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None    Vote: yes- 4 no-0

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no site walk, no public hearing, and the storm water, erosion control plan, groundwater impact analysis, and utility plan requirements are waived. Member Gilson seconded the motion. Discussion: None    Vote: 4-yes 0-no

**NEW BUSINESS** – Formal Site Plan Review – David Ferland – 193 Hardscrabble Road – Map 4 Lot 1

David Ferland presented the project to the Board. Mr. Ferland would like to use the Morton building on the property for his business repairing farm equipment. This type of work would normally be done on the farm for the farm equipment they own. It will predominantly be David Ferland doing the work and there won't really be any added noise or traffic.

The Board went through the requirements of Section 504.4.A.1. through A.8. of the CLUC and the consensus is that all the criteria of this section have been met.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None    Vote: 4 -yes 0-no

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, the hours of operation are 7 days a week from 5:00 a.m. to 7:00 p.m. with later hours allowed as needed for emergencies only. Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no

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Sketch Plan Review – Scott Baker – 91 Lunt Lane – Map 22 Lot 1F

Stuart Davis of Davis Land Surveying presented the project to the Board. Mr. Baker would like to give a parcel of land to his son and needs to create a back lot driveway. The Board gave ideas on how to best achieve these goals. Mr. Davis will work with some of the ideas and return with a new plan.

Mark Johnson of 439 Megquier Hill Road asked questions and stated some concerns.

Member Porter moved to table the Sketch Plan Review. Member Gilson seconded the motion. Discussion: None    Vote: 4-yes 0-no

Sketch Plan Review – Jonathan MacLean – 1505 Maine Street – Map 15 Lot 7

Stuart Davis of Davis Land Surveying presented the project to the Board. Mr. MacLean wants to move his dock manufacturing business to the property and open a retail space. There was some confusion as to the exact nature of the business because the packet information stated it was a boat business. The business would be on public water and get rid of the well. The septic design for both buildings.

Member Porter moved to table the Sketch Plan Review. Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no

Formal Site Plan Review – Gerald Couture – 237 Range Hill Road – Map 5 Lot 45 Sublot 13

Stuart Davis of Davis Land Surveying presented the project to the Board. Mr. Couture would like to create a back lot driveway. Jim Seymour of Sebago Technics reviewed the project and sent some information in that was not received in time to include in the packet materials. Mr. Davis will respond to that review and return to the Board.

Member Porter moved to table the Formal Site Plan Review. Member Gilson seconded the motion. Discussion: None    Vote: 4-yes 0-no

Findings of Fact and Conclusions of Law for:

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

Member Porter moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None    Vote: 4- yes 0-no

Formal Shoreland Zoning Application – Jack and Taylor Parshall – Lewiston Junction Road – Map: 3 Lot: 20F Sublot: 1

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Member Porter moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None    Vote: 4- yes 0-no

Formal Shoreland Zoning Application – Clifton F. Hammond Living Trust  
– 91 Lane Road – Map 8 Lot 70

Member Porter moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None    Vote: 4- yes 0-no

**ANY OTHER BUSINESS** – None


**ADJOURN** – Member Gilson moved to adjourn the meeting at 8:38 p.m. Member Porter seconded the motion. Discussion: None    Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

  
~~Absent with Notice~~

George Greenwood, Chairperson



James Porter, Vice Chairperson

  
Cheryl Skilling, Secretary

  
James Walker, Member

  
Jonathan Gilson, Member