

POLAND PLANNING BOARD
MINUTES OF MEETING
September 13, 2022
Approved on 9.27, 2022

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

MINUTES – August 23, 2022 – Member Porter moved to approve the minutes with a minor change. Member Walker seconded the motion.

Discussion: None Vote: 4-yes 0-no 1-abstained

(Member Skilling abstained from voting as she was not present for the 8.23.2022 meeting.)

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Site Plan Review – Michael and Ariana Rust – Strout Road – Map 10 Lot 20D

Michael and Ariana Rust presented the project to the Board. The Rust's are looking to buy property off Strout Road. Several years ago, a back lot driveway was approved by the planning board on the property but was never built. The planning board approval has expired. The Rust's are seeking reapproval of the project. There are no changes in the design or location.

Patrick Sullivan is the current owner of the property. He spoke on behalf of the project and explained what had previously been approved.

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

Formal Site Plan Review – Jessica Hamm – 695 Empire Road – Map 8 Lots 45 and 45A

Jessica Hamm presented the project to the Board. This is an amendment to a site plan done by a previous owner. A requirement of that site plan was a fence along Empire Road and on a portion of the property line that was to be maintained in good repair. When the Applicant purchased the property, part of the wooden fence was in disrepair. The portion of the fence in bad shape was removed.

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Ms. Hamm would like to place thuja trees in a staggered or saw tooth pattern, which can grow 30 to 50 feet tall, in place of the wooden fence. This will provide the same screening as a wooden fence and will be more aesthetically pleasing.

The Board has no problem with the thuja trees in place of a wooden fence but would like them at least ten feet high and planted as soon as practicable.

Ms. Hamm has also gotten permission from MEDOT to put a second entrance on the property to make it safer for vehicles to get in and out.

Peter Starostecki is an abutter and had questions about the project. He sees no issue with the thuja trees.

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

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, the second entrance approved by MEDOT is allowed, and the thuja trees in the staggered or sawtooth pattern are allowed, must be maintained in good condition, must be at least 10 feet high, and must be planted as soon as practicable. Member Gilson seconded the motion.
Discussion: None Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

Minor Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lot 35
Member Porter moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan Review – 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 1-abstained. (Member Skilling did not vote as she was not present at that meeting.)

Formal Site Plan Review – David Ferland – 193 Hardscrabble Road – Map 4 Lot 1
Member Porter moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained. (Member Skilling did not vote as she was not present at that meeting.)


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ANY OTHER BUSINESS – CEO Neal discussed a project he thinks should come to the Board for site plan review.

ADJOURN – Member Gilson moved to adjourn the meeting at 7:45 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