

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**September 27, 2022**  
**Approved on 10/28, 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** – September 13, 2022 – Member Porter moved to approve the minutes with a minor change. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Sketch Plan Review – 457 Maine Street – Amanda Abelmann  
– Map 6 Lot 47 Sublot 3

Amanda Abelmann and Wyatt Page presented the project to the Board. NEK Assets will be purchasing the property from its current owner to open an adult retail marijuana store. It was previously approved for this use, but the approval has expired and therefore needs to be approved by the Board again. Ms. Abelmann went over some minor changes the new owners will want to make and asked the Board what they want to see in the Formal Site Plan.

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

**Formal Site Plan Review – 91 Lunt Lane – Scott Baker – Map 22 Lot 1F**

Debi Hews of Davis Land Surveying presented the project to the Board. Mr. Baker would like to create a second lot for his son, a back lot driveway, is requesting a waiver for the right of way to be fifty feet instead of the required sixty feet, and waivers for stormwater, groundwater impact analysis, utility plans, erosion control plans, and wetlands and/or phosphorous plans.

An abutter to the property asked questions about the potential impacts to her property and why the Board was waiving certain requirements.

Member Porter moved to approve the checklist as complete. Member Walker 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, no public hearing, and the waiver to reduce the right of way to fifty feet is approved, and the waivers for stormwater, groundwater impact analysis,

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utility plans, erosion control plans, and wetlands and/or phosphorous plans are approved. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0-no

**ANY OTHER BUSINESS** – None

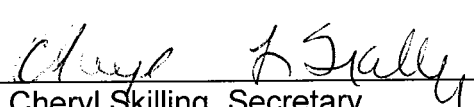
**ADJOURN** – Member Gilson moved to adjourn the meeting at 7:30 p.m. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

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George Greenwood, Chairperson

  
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James Porter, Vice Chairperson

  
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Cheryl Skilling, Secretary

  
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James Walker, Member

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Jonathan Gilson, Member