

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**October 25, 2022**  
**Approved on 11/22, 2022**

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

**MINUTES** – September 27, 2022 – Member Skilling moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

**COMMUNICATIONS** – None

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

Stuart Davis of Davis Land Surveying and Jeff Amos of Terradyn presented the updated information to the Board. The Applicant is requesting a waiver on the right of way from sixty feet to fifty feet and a waiver on the stormwater etc. requirement.

Based on conversations with the third party reviewer there will be a thirty foot buffer along the property line of the existing house lot.

The Applicant will need to submit a road name application.

Member Skilling moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

Member Skilling moved to approve the Formal Site Plan as complete with the following conditions: no site walk, no public hearing, the waiver to reduce the right of way to fifty feet is approved, the waivers for stormwater, groundwater impact analysis, utility plans, erosion control plans, and wetlands and/or phosphorous plans are approved, and the Poland Fire Chief and the Poland Director of Public Works need to look at the changes made to the plan. Member Walker seconded the motion.

Discussion: None    Vote: 3-yes 0-no

**NEW BUSINESS** – Formal Site Plan Review – 457 Maine Street – Amanda Abelmann, NEK Holdings, LLC – Map 6 Lot 47 Sublot 3

Amanda Abelmann of NEK Holdings, LLC, d.b.a. SweetDirt, presented the project to the Board. Ms. Abelmann would like 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.

The business will be using 1800 sq. ft. of the building with 3,000 sq. ft. unused, there will be 28 parking spaces with only the handicapped spaces being paved and lined, there will be ten to twelve employees, the hours of operation will be from 9:00 am to 9:00 p.m., and there will be a fence around the dumpster. There will be no

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manufacturing or processing at this business. The product will be packaged so the odor will be minimal. No open cannabis.

The Applicant will need to redo the Site Plan application as some of the information is inaccurate such as the impervious surfaces and the current owner.

The Applicant would like a sign on the side of the building, the front of the building, and a sign at the road. They will need to work with the Code Office to comply with the sign regulations.

CEO Neal asked about the amount of lighting in the parking lot. There should be some more.

Member Skilling moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

Member Skilling moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, the Applicant must redo the application to update and correct information, and the Applicant will work with the Code Office on signage for the business. Member Walker seconded the motion.  
Discussion: None    Vote: 3-yes 0-no

Findings of Fact and Conclusions of Law for:

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

Member Skilling moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

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

Member Skilling moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

Formal Site Plan Review – 91 Lunt Lane – Scott Baker – Map 22 Lot 1F  
Member Skilling moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

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**ANY OTHER BUSINESS** – On October 18<sup>th</sup> the Board of Selectpersons voted that the November 8<sup>th</sup> Planning Board meeting be moved to another date because it is election day. The Planning Board agreed to move the meeting to November 9<sup>th</sup> at 7:00 p.m.

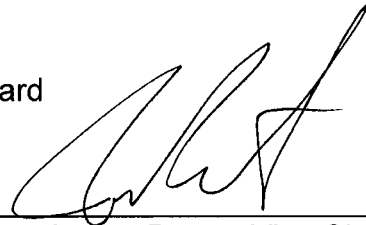
**ADJOURN** – Member Skilling moved to adjourn the meeting at 8:05 p.m. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no

Recorded by: Sarah Merrill

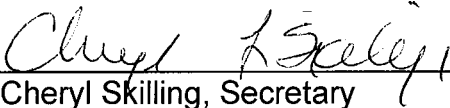
Planning Board

Absent with Notice

George Greenwood, Chairperson



James Porter, Vice Chairperson



Cheryl Skilling, Secretary



James Walker, Member

Absent with Notice

Jonathan Gilson, Member