

POLAND PLANNING BOARD
MINUTES OF MEETING
November 9, 2022
Approved on 11/22, 2022

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

MINUTES – October 25, 2022 – There was not a quorum of Board members from the October 25th meeting to approve the minutes. The minutes will be held until the next meeting.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Sketch Plan Review – Ricker Memorial Library, Town of Poland – 1211 Maine Street – Map 40 Lot 2

Michel Giasson presented the project to the Board. The Applicant would like to expand the Ricker Memorial library and basement. Mr. Giasson went over the project and the Board explained what other information they would like to see in the Site Plan.

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

Member Gilson moved to approve the Sketch Plan Review with the following conditions: no public hearing and no site walk. Member Walker seconded the motion.

Discussion: None Vote: 3-yes 0-no

Formal Shoreland Zoning Application – Christopher Gousse – 39 Black Duck Lane – Map 36 Lot 9

Chad Truman and Christopher Gousse presented the project to the Board. Mr. Gousse would like to demolish the existing house and replace it with a new house, 24' x 36', and expand the existing foundation for the new house. A small part of the house is within 100' of the lake and will be restricted in height. Mr. Gousse asked the Board if there were ways around this restriction. The Board stated that the height restriction is a state rule that they cannot change. Mr. Gousse will consider changing the design, the placement, or make some other change for the project to work.

Several of Mr. Gousse's neighbors spoke on his behalf and asked questions.

Member Gilson moved to table the Formal Shoreland Zoning Application. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

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Road Name Application – Gerald and Terri Couture – Map 5 Lot 45 Sublot 13
Member Gilson moved to recommend choice # 1, Keylee's Way, as the road name.
Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – 457 Maine Street – Amanda Abelmann, NEK Holdings, LLC – Map 6 Lot 47 Sublot 3
Member Gilson moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

ANY OTHER BUSINESS – None

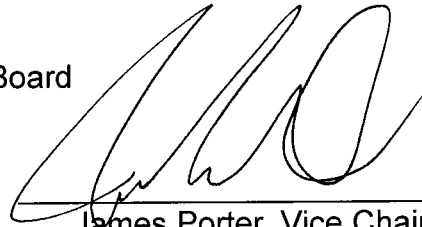
ADJOURN – Member Gilson moved to adjourn the meeting at 7:52 p.m. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

Absent with Notice

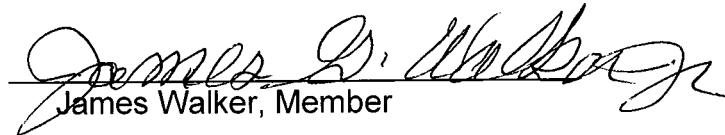
George Greenwood, Chairperson



James Porter, Vice Chairperson

Absent with Notice

Cheryl Skilling, Secretary



James Walker, Member



Jonathan Gilson, Member