

POLAND PLANNING BOARD
MINUTES OF MEETING
February 14, 2023
Approved on 03-28-, 2023

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 – January 24, 2023 – Member Porter moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (Member Gilson abstained from voting as he was not present at the 1.24.23 meeting).

COMMUNICATIONS – None

OLD BUSINESS – CEDC to discuss Downtown Design Standards

Stacy Bsullak represented CEDC to discuss the suggested point system for the downtown design standards. CEDC thinks that the point system will be helpful, and it should be implemented.

The Board and Jim Seymour, from Sebago Technics, went through and made some changes and suggestions. Mr. Seymour will make the changes.

Proposed CLUC Changes

The Board, Jim Seymour, and CEO Neal went through the proposed CLUC changes for 2023.

The public hearing will be on March 14, 2023, at 6:30 p.m.

NEW BUSINESS – Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane – Map 10 Lot 82 Sublot 5E

Tim McAlister presented the project to the Board. Mr. McAlister would like to create a backlot driveway twelve ft. wide with two ft. shoulders.

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 with the following conditions: no public hearing, no site walk, the stormwater requirement is waived due to the size of the lot and the stormwater drains onto the property, and an updated plan is needed.

Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Gravel Pit 5 Year Renewal (Formal Site Plan) – Timothy and Nicole Cote
– Off Whalesback Drive – Map 10 Lot 49

Tim Cote presented the project to the Board. Mr. Cote and his wife Nicole now own the gravel pit. They will not be changing anything about the way it is run.

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

Member Porter moved to approve the Gravel Pit 5 Year Renewal with the following conditions: no public hearing and no site walk. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

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

Member Porter moved to approve the Finding of Fact. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no 2-abstained (Members Skilling and Gilson abstained from voting as they were not present at the 12.13.22 meeting).

Preliminary Major Subdivision Amendment – Brian Corey – 8 Tamerack Way
– Map 13 Lot 16 Sublot 3 and Map 13 Lot 16


Member Porter moved to approve the Finding of Fact. Member Skilling seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (Member Gilson abstained from voting as he was not present at the 2.14.23 meeting).

ANY OTHER BUSINESS – None

ADJOURN – Member Gilson moved to adjourn the meeting at 8:46 p.m. Member Porter seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

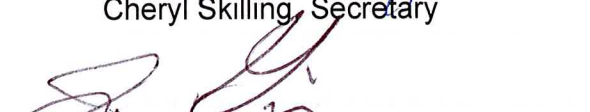
Planning Board


George Greenwood, Chairperson


James Porter, Vice Chairperson


Cheryl Skilling, Secretary


James Walker, Member


Jonathan Gilson, Member