

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**March 28, 2023**  
**Approved on 4-25, 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.

**PUBLIC HEARING** – **CLUC Amendments 2023** – Member Porter moved to open the public hearing at 6:31 p.m. Member Skilling seconded the motion. Discussion: None  
Vote: 5-yes 0-no

There were no members of the public present to ask questions on the CLUC Amendments.

Member Porter moved to adjourn the public hearing at 6:57 p.m. Member Gilson seconded the motion. Discussion: None    Vote: 5- yes 0-no

**VOTE on CLUC AMENDMENTS 2023** – After the minutes and new business were taken care of the Board vote on the Amendment Articles as follows:

Article 3 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 4 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 5 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 6 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 7 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 8 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 9 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 5-yes 0-no

Article 10 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None    Vote 2-yes 3-no

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**MINUTES** – February 14, 2023 – Member Porter moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Formal Site Plan Review – Tom and Corrie Learned – White Oak Hill – Map 10 Lot 55

Tom Learned presented the plan to the Board. Mr. Learned would like to create a backlot driveway on the 40 acre parcel he owns off Megquier Hill Road. There is an existing old driveway there with an approved curb cut from MDOT.

A neighbor raised concerns about traffic on the road and the upkeep of the road.

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 public hearing, no site walk, a road name application needs to be completed, the drawing/map needs a signature block, and the Code Office needs a signed road agreement. Member Skilling seconded the motion.  
Discussion: None    Vote: 5-yes 0-no

**Sketch Plan Review – Hawkeye Holdings, LLC – 1372 Maine Street – Map 15 Lot 24**

Kyle Jacobsen from St. Germain and Ryan Hawkes from Hawkeye Holdings, LLC presented the project to the Board. Mr. Hawkes has bought the old Burton Page Well Drilling property for his business Hawkeye Fiber Optics. Mr. Hawkes would like to create a gravel storage lot behind the wooded buffer on the property with a fence around it. In the front of the building he would like to put a decorative fence. He has no plans to change the building. He would also put a gate on the driveway where it connects to Page Road so people cannot drive through. There will be six full time employees and 20 or so employees who come and go throughout the day. There will be parking for everyone.

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

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Findings of Fact and Conclusions of Law for:

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

Member Porter moved to table the Finding of Fact pending a waiver request from the Applicant. Member Gilson seconded the motion.


Discussion: None    Vote: 5-yes 0-no

**ANY OTHER BUSINESS** – Members Porter and Gilson will not be available for the April 11<sup>th</sup> meeting. Member Greenwood may not be available either and will let Ms. Merrill know as soon as possible as there is at least one application for the April 11<sup>th</sup> meeting.

**ADJOURN** – Member Porter moved to adjourn the meeting at 8:00 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

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