

**Town of Poland
Planning Board Meeting
February 28, 2017 – 7:00 PM
Town Office Conference Room**

MINUTES

CALL TO ORDER

Chair James Porter called the meeting to order at 7:00 PM with members Dawn Dyer and Alex Duff present. Member George Greenwood was absent with notice.

PUBLIC HEARING

Vice Chair Dawn Dyer motions to open the public hearing for Comprehensive Land Use Code Amendments and Zoning Map Changes. Member Alex Duff seconds with no discussion.

VOTE: YES – 3 NO – 0

CEO Nick Adams began explained each article and provided reasons for why the changes were proposed.

The board discussed zoning map changes from Resource Protection District to Limited Residential District, and whether they should be grouped into one article, or separated out. The board agreed that one article was fine because they were all the same type of change, and it the change itself was making the Official Zoning Map consistent with the language already written.

Anne Gagne was present from the public, and asked if this was a requested change, or if this is simply to be consistent with the state statute.

- Chair Porter says that it is a combination of both. Some people have been denied building permits because the map is wrong.
- Anne Gagne feels that it is a sensitive area of Middle Range to change.

CEO Adams continued to explain the rest of the articles.

Anne Gagne stood back up, asking what she can do if she does not agree with the change from Resource Protection District to Limited Residential District.

- CEO Adams says that going to town meeting to vote will be how one would dispute if Planning Board pushes this forward.
- CEO Adams also looks at the map and says that no new houses could be built with this change, but there are a few lots that would be able to expand.

Dawn Dyer motions to close the public hearing at 7:17, seconded by member Alex Duff.

VOTE: YES – 3 NO – 0

Vice Chair Dyer motions to move the articles forward to the Board of Selectmen and recommend approval. Alex Duff seconds with no discussion.

VOTE: YES – 3 NO – 0

Chair Porter explains to resident Anne Gagne the rest of the process from now until Annual Town Meeting.

MINUTES

January 10, 2017

- Vice Chair Dawn Dyer motions to accept the minutes of January 10, 2017. Member Alex Duff seconds with no discussion.

VOTE: YES – 3 NO – 0

COMMUNICATIONS

OLD BUSINESS

Formal Site Plan Review – Change of Use – Michael Moody – Map 39 Lot 1

- Keith Morse of JKL Land Surveying was present to speak about the revised application. Mr. Morse goes through all points addressed by third party review engineer. He has taken into account all issues and presented solutions.
 - Chair Porter notes that the sight distance seems less than 300 feet, but noted that it is irrelevant because DOT has approved the street opening.
 - Mr. Morse notes that he doesn't think that the property needs a pole light. Vice Chair Dyer says that it was likely just a suggested. Mr. Morse says that are not proposing one at this time.
 - Keith Morse brought up the unwritten easements for the DOT culverts. The engineer recommends obtaining easements. Mr. Morse doesn't find this necessary, because it should be implied because they have been there for so long. Vice Chair Dyer thinks that an easement should be required because she doesn't see why the Board wouldn't want the issue cleared up now.
- Keith notes that the septic is shown on the plan, and that a variance would be required by the Code Enforcement Officer.
 - Resident Deb Lamb asks that the CEO ensures that there is enough room between the septic and the neighboring church's well.
 - CEO Adams explains how a septic system works, and says that if it is done correctly it should be clean water by the time it gets to the groundwater.
 - Deb Lamb says that they have hired a surveyor and asks if the Board can wait to make an approval or denial.
 - Chair Porter says that the plan has been presented by a licensed surveyor and unless they present evidence that disagrees, they will proceed forward with the application that was given to the Board.
 - Resident and Church Member Arthur Cummings questions the surveyor about the research he performed.
 - Vice Chair Dawn Dyer emphasized that he is licensed by the state of Maine and that the Board was not going to question him on his background work to produce the survey.
- Keith says that they do not have any architectural renderings, but did provide pictures that they have taken. He feels that Mr. Moody has greatly improved the building, and that it is no longer an eyesore for the downtown area.
- Mr. Morse notes that four waivers have been requested.
 - They are requesting a waiver from a twenty-four foot parking aisle down to twenty.
 - The waiver request for the fifty foot buffer was also recommended in third party review.
 - The Board does not find any other requested waivers necessary.
- The Board asks the audience for input.
 - Resident Arthur Cummings asks the Board if the construction happening on site could be the reason that stakes were moved.
 - Chair Porter says that Mr. Morse does not have to comment on this.

- Mr. Morse says that he has attempted to begin dialogue with the church, and that his door is always open.
- The Board went over the checklist.
 - Vice Chair Dawn Dyer motions to approve the application checklist as complete. Member Alex Duff seconds with no discussion.
VOTE: YES – 3 NO – 0
- Vice Chair Dyer motions to conditionally approve the Formal Site Plan Review for Map 39 Lot 1 for Michael Moody subject to findings of fact and a new mylar, with no public hearing or site walk required. Member Alex Duff seconds with no discussion.
VOTE: YES – 3 NO – 0

NEW BUSINESS

None

OTHER BUSINESS

Dawn Dyer motions to elect Alex Duff as the new secretary for the Town of Poland Planning Board. Jim Porter seconds with no discussion.

VOTE: YES – 2 NO – 0

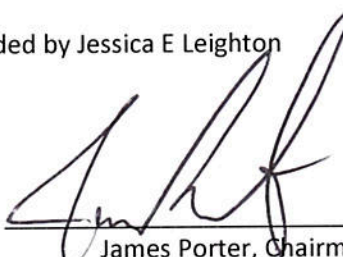
ADJOURNMENT

Member Alex Duff motioned to adjourn, seconded by Dawn Dyer with no discussion.


Vote: YES – 3 NO – 0

Recorded by Jessica E Leighton


Date Approved: 04/11/2017
Poland Planning Board



James Porter, Chairman



Alex Duff, Secretary



Dawn Dyer, Vice Chair

George Greenwood, Member