

**Planning Board Meeting
February 13, 2018 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, February 13, 2018
7:00 PM - Town Office Conference Room**

CALL TO ORDER

PUBLIC HEARING – Comprehensive Land Use Code Amendments

MINUTES

June 27, 2017
November 18, 2017
January 9, 2018

COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

Formal Shoreland Zoning Application – 121 Birch Drive – Map 44 Lot 63-65
Proposal For Addition Amendment – Gary Westerman – Woodland Shore Drive – Map 5 Lot 45-16

ANY OTHER BUSINESS

ADJOURNMENT

Article 4. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**-Section 508.18.G-H “Amendments to the regulation of temporary non-commercial signs? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

**AMENDMENT TO COMPREHENSIVE LAND USE CODE
SECTION 508.18(G) AND (H)
REGULATION OF TEMPORARY NON-COMMERCIAL SIGNS**

508.18 Signs

G. Signs Allowed in all Districts without a Permit from the Code Enforcement Officer - The following types of signs may be erected in all zoning districts without obtaining a permit from the Code Enforcement Officer.

1. Public Safety Zones - Governmental bodies may erect and maintain signs necessary for the public safety and welfare, or as required by law, ordinance or governmental regulation.
2. Posting Private Property - Signs are permitted to post private property for the following or similar conditions; no hunting, no fishing, no snowmobiling, no trespassing, and shall comply with the current State of Maine standards.
3. Temporary Signs - Temporary signs listed below shall not be placed in a position that will impair vision, obstruct traffic, or in any manner create a hazard or nuisance to the general public.

a. ~~Organization Signs—Signs and banners advertising charitable functions, notices of meetings, and similar noncommercial signs. These may be placed for a period not exceeding ten (10) days prior to the event and shall be removed within two (2) days after the event or meeting.~~ Temporary noncommercial signs of any type shall meet the requirements of 23 M.R.S.A. §1913-A(1)(L).

b. Real Estate Signs

(1) Two (2) temporary Real Estate signs advertising the sale, lease or rental of a parcel or structure, may be placed on the sale, lease, or rental property. Within the Farm and Forest, Rural Residential, and Village Zones the maximum sign size shall be six (6) sq. ft.

(2) Subdivision of four (4) lots or more shall be allowed one (1) thirty-two (32) square foot Real Estate Development sign. In addition, each lot in the Subdivision shall be allowed one (1) six (6) square foot temporary Real Estate sign.

(3) Within the Shoreland Area, temporary Real Estate signs shall not be more than three (3) sq. ft.

Article 4 Continued

(4) For Commercial Development other than Subdivisions, in the General Purpose, Farm and Forest, and Village Zones, a temporary Real Estate sign of thirty-two (32) sq. ft. shall be permitted. One thirty-two (32) square foot sign per six hundred (600) linear feet of road frontage, for a maximum of three (3) signs per development, is allowed.

Such signs, as described in this Section, shall be removed by the owner or his agent within ten (10) days of such sale, lease, or rental. Temporary Open House directional signs shall be removed within twenty-four (24) hours after the Open House is over. The sign(s) may be attached to a building or be freestanding.

c. Construction - A temporary construction sign, providing a general identification of a project and those responsible therefore, may be erected on the construction site provided it shall not exceed sixteen (16) sq. ft. for residential construction, and shall be removed within ten (10) days after the project completion. For commercial development in the General Purpose, Farm and Forest, Village, and Rural Residential Zones, a temporary Construction sign of thirty-two sq. ft. (32 sq. ft.) is permitted.

Commercial Development Projects are defined as any project other than one and two family dwellings and accessory residential structures.

d. Home Sales - A sign advertising a temporary home, yard, garage, barn or basement sale on the premises may be placed for no more than three (3) days prior to said sale and shall be removed within twenty-four (24) hours of the end of the sale. Maximum number of Yard Sale signs limited to two (2) per year.

~~e. Political Signs—Signs of temporary nature relating to political candidates, election issues, or similar matters shall not exceed six (6) sq. ft. and may be placed for a period of six (6) weeks prior to the election on private property only, with the property owner's permission. Such signs shall be removed within one (1) week following the election. Reserved.~~

f. Temporary Signs, Banners, Decorations - Upon approval of the Municipal Officers, temporary signs, banners, flags and other decorations may be attached to or suspended from public canopies when in relation to a special event.

g. Signs that are located and displayed inside the building, whether visible outside of the building through a window or door.

4. Occupant Signs - Any residential property may contain one (1) sign not exceeding six (6) sq. ft. in area and being noncommercial in nature. These signs may be freestanding or attached to a building or structure.

Article 4 Continued

a. House Numbering Signs - In conformance with the Street Naming and House Numbering Ordinance of the Town of Poland, Maine adopted November 9, 1995.

5. Flags

a. Any flag of a commercial nature shall be considered a sign.

b. An Open for Business flag (not to exceed fifteen (15) sq. ft.) is permitted, one (1) to a business, displayed during operating hours only, and to be removed at the end of the business day. Square footage not counted in total signage.

6. Public Notices - Legal Notices, Identification, Informational or Directional signs erected or required by governmental bodies.

7. Architectural Features - Integral, decorative or architectural features of buildings, except letter, trademarks, moving parts or lights.

8. Memorials - Memorial signs or tablets, names of buildings and date of erection when cut into masonry, bronze or other noncombustible materials.

9. Off Premise Business Promotional Signs - Business Promotional signs attached to fences surrounding nonprofit recreational sports facilities. Signs shall not exceed the height of the fencing that they are attached to, and in no case shall they be more than ten (10) feet in height.

H. Signs Requiring a Code Enforcement Officer Sign Permit - The following types of signs may be erected in all Zoning Districts except shoreland zones following the issuance of a permit from the Code Enforcement Officer. Such signs shall not be counted toward the total area of signage allowed.

1. Identification Signs - A sign identifying a lawfully existing home occupation, home child or group child care facilities operated in conjunction with a residential use, is allowed on the premises, providing the sign does not exceed four (4) sq. ft. in display area.

2. Institutional Signs - A single sign may be erected for noncommercial purposes in connection with any church, museum, library, school or similar public structure. Such signs shall not exceed twenty-five (25) sq. ft. in display area.

3. Driveway Signs - Entrance and Exit signs may be placed at driveways and shall not obstruct the view of traffic. Such signs shall not exceed two (2) sq. ft.

4. Farm Products - Not more than two (2) signs advertising the sale of farm or forestry products available on the premises. Each sign shall not exceed sixteen (16) sq. ft.

Article 4 Continued

5. Building Directory - A sign may be attached at the entrance to a building to identify the occupants for pedestrians entering the building and shall be in addition to any other signs permitted by this Section. A Building Directory sign shall not exceed six (6) sq. ft.

6. Advertising and Promotional Signs - Signs, banners and similar specialty advertising devices used temporarily in conjunction with special commercial events or sales, provided they are used for ten (10) working days or less and are located on or attached to the premises where the sale or event is occurring. Within the first eighteen (18) months of the opening of a new business, these types of devices may be utilized for not more than n one hundred eighty (180) days after opening, provided they do not exceed the allowable sign area.

Article 5. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**-Section 1100 “Amendments to Building Standards from the 2009 MUBEC to adopting the 2015 MUBEC rules? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)

CHAPTER 11 - BUILDING STANDARDS 109

1100 SHORT TITLE - This Chapter shall be known and may be cited as the “Building Code Standards for the Town of Poland, Maine” in conjunction with the Building Code Standards and Adoption of the ~~2009~~ 2015 International Building Code (IBC), ~~2009~~ 2015 International Residential Code (IRC), ~~2009~~ 2015 International Existing Building Code (IEBC), ~~2009~~ 2015 International Energy Conservation Code (IECC) and 2009 International Mechanical Code (IMC), all of which are hereby incorporated by Reference. The following standards have also been adopted E-1465-2006, (Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings), ASHRAE 62.1 - 2007 (Ventilation for Acceptable Indoor Air Quality) ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings) ASHRAE 90.1 - 2007 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda. ¹

Article 6. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**- Sections 509.11.B; and 807.1 “Amendments to the Back Lot Driveway and Street Construction Standards” ordinances? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

509.11 Back Lots and Back Lot Driveways¹

B. A back lot driveway shall be created either:

1. Over a right-of-way on a front lot that meets applicable street frontage requirements along a street that meets the Town’s construction and design standards for a Collector, Minor or Private street; or.
2. Over a portion of land belonging to the back lot which has a minimum of 50 feet of frontage but less than the required amount of frontage on a street that meets the Town’s construction and design standards for a Collector, Minor or Private Street.
3. **Regardless of above requirements, if any lot division requires Subdivision Review, a back lot driveway shall not be permitted.**

Table 807.1 / STREET DESIGN STANDARDS

Type	I	II	III			IV ²
Description	Arterial	Collector	Minor ⁴	Private ⁴	Mobile Home Park ⁴	Back Lot ⁴
Min. R/W Width	80'	60'	60'	60'	23'	60' ⁽³⁾
Min. Pavement or Gravel Travel Width	24-44'	24'	20'	20'	20'	12'
Min. Shoulders	5' ¹	3' ¹	3' ¹	3' ¹	3' ¹	2' ¹
Sidewalk ²	5-8'	5'	5'	N/A	5'	N/A
Max. Gradient	5.00%	6.00%	10.00%	10.00%	10.00%	12.00%
Min. Radius at Centerline	800'	200'	150'	150'	150'	150
Min. Tangent Between Reverse Curves	300'	200'	100'	100'	100'	N/A
Pavement or gravel Crown	1/4"/ft.	1/4"/ft.	1/4"/ft.	N/A	1/4"/ft.	1/2"/ft
Angle at Intersections (Degrees)	85-95	85-95	90	90	90	75
Max. Gradient Within 75' of Intersection	2.00%	2.00%	2.00%	2.00%	2.00%	3.00%
Min. Curb Radius at Intersections	30'	20'	15'	15'	15'	15

1. For Roads or Backlot Driveway terminuses the road shoulders shall be extended an additional one (1) foot along the road terminus and turnouts from the first point of curvature to the return point of tangency of the hammerhead turnout or the cul-de-sac.³
2. Sidewalks shall be required for all public road/street designs proposed in the Downtown Village District. Designs for Public Road/Streets to be located in all other zoning districts may include designated areas for sidewalks, or other means of pedestrian access, but may not be a requirement. Final approval for all sidewalk locations in districts other than the Downtown District, with their associated design details which are planned for or intended to be supplemental to a public street(s) offering, or for any path, trail, or access intended to be used by the general public with the intent to be accepted, or maintained by the Town of Poland shall be reviewed and approved by the Planning Board.⁴
3. The Planning Board may approve a back lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed

¹ Added 4-4-2015
² Added 4-4-2015
³ Added 12/6/2014
⁴ Added 12/6/2014

Article 6 Continued

recorded in the Androscoggin County Registry of Deeds to the owner of the back lot.⁵

4. On a dead end street requiring a terminus, the grade within 80' of the centerline of the terminus center shall not exceed 1.00% grade.
5. For Roads or Backlot Driveway terminuses the road shoulders shall be extended an additional one (1) foot along the road terminus and turnouts from the first point of curvature to the return point of tangency of the hammerhead turnout or the cul-de-sac.⁶
6. Sidewalks shall be required for all public road/street designs proposed in the Downtown Village District. Designs for Public Road/Streets to be located in all other zoning districts may include designated areas for sidewalks, or other means of pedestrian access, but may not be a requirement. Final approval for all sidewalk locations in districts other than the Downtown District, with their associated design details which are planned for or intended to be supplemental to a public street(s) offering, or for any path, trail, or access intended to be used by the general public with the intent to be accepted, or maintained by the Town of Poland shall be reviewed and approved by the Planning Board.⁷
7. The Planning Board may approve a back lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed recorded in the Androscoggin County Registry of Deeds to the owner of the back lot.⁸
8. On a dead end street requiring a terminus, the grade within 80' of the centerline of the terminus center shall not exceed 1.00% grade.

⁵ Added 4-4-2015

Article 7. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7A? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)

EXISTING MAP 7A

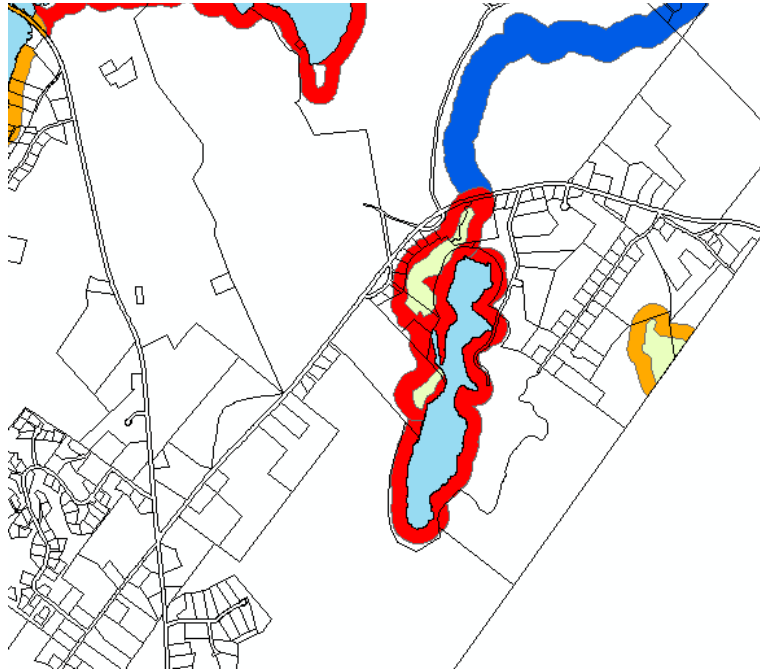


PROPOSED MAP 7A

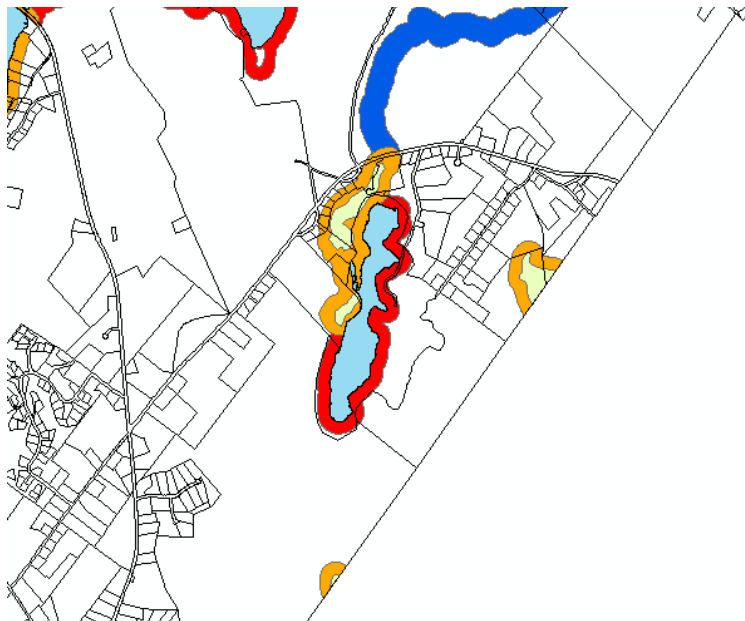


Article 8. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7B? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)

EXISTING MAP 7B

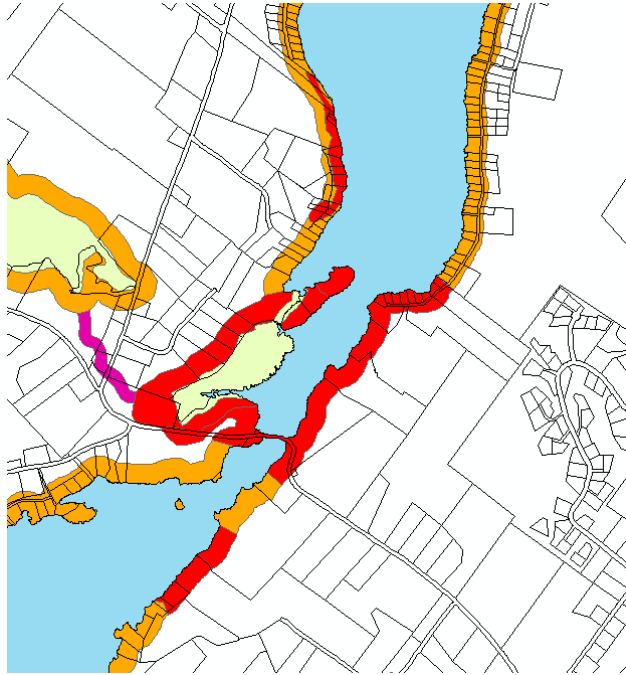


PROPOSED MAP 7B

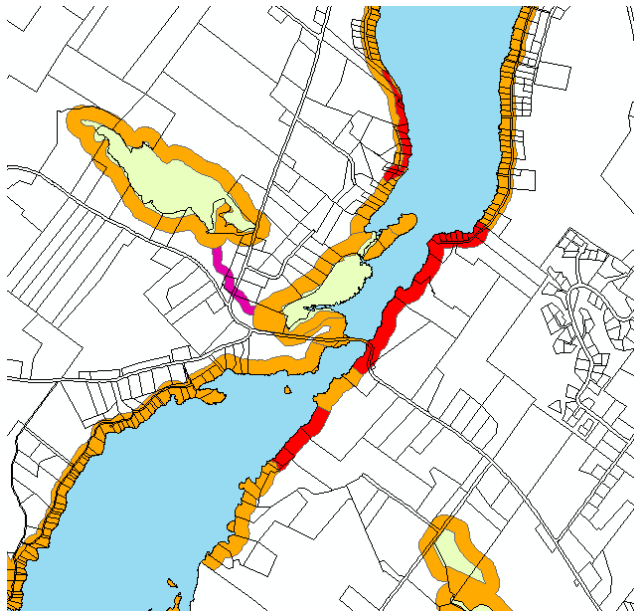


Article 9. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7C? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

EXISTING MAP 7C



PROPOSED MAP 7C



Article 10. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**- Sections 506.2.H “Amendments to allow automobile repair and sales in the Rural Residential 2 Zone” ordinances? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)

H. Rural Residential 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- Vehicle: Body Shop, Repair, Sales and/or Service, Service Station
- Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

Article 11. To see if the Town will vote to adopt the 2018 Amendment to the [Poland Comprehensive Land Use Code](#)-Sections 1103.A “Amendments to NFPA 70 and the National Electric Code from the 2014 Editions to the 2017 Editions? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

1103 OTHER CODES ADOPTED IN CONJUNCTION WITH THE BUILDING CODE STANDARDS FOR THE TOWN OF POLAND

A. The following codes, standards, rules and their amendments as adopted and revised by the State of Maine, listed in this section, are hereby incorporated by reference.

- a. State of Maine International Plumbing Rules based on the 2009 Uniform Plumbing Code.
- b. State of Maine Subsurface Waste Water Rules 2011 version dated January 18, 2011.
- c. 2014 NFPA 70 (National Electric Code NEC ~~2014~~ 2017)
- d. 2009 NFPA 101 (National Fire Protection Association Life Safety)
- e. 2006 NFPA 211 (National Fire Protection Association Standard for Chimneys, Fireplaces, and Solid Fuel Burning Appliances)
- f. 2008 NFPA 96 (National Fire Protection Association Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations)

**Town of Poland
Planning Board Meeting
June 27, 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 Jesse Childs, Alex Duff, and Mark Weinberg present. Dawn Dyer and George Greenwood were absent with notice.

MINUTES

None

NEW BUSINESS

Formal Shoreland Zoning Application – Richard Martin – Watson Rd. – Map 34 Lot 2A

- Keith Morse and Holly Kerr were present to speak about the application.
- The applicants are seeking the approval to build a single family home in the shoreland zone.
- Chair James Porter mentions that he needs to see the wetland setback on the plan that will be filed with the town.
- The Board agrees that no site walk will be necessary.
- Member Alex Duff motions to accept the submissions checklist as complete, seconded by Mark Weinberg with no discussion.

VOTE: YES – 4 NO – 0

- Member Alex Duff motions to accept the Formal Shoreland Zoning application for Richard Martin Map 34 Lot 2A as presented, seconded by Mark Weinberg with the condition of providing an updated plan showing all shoreland zoning setbacks.

VOTE: YES – 4 NO – 0

ADJOURNMENT

Member Alex Duff motioned to adjourn, seconded by Mark Weinberg with no discussion.

Vote: YES – 4 NO – 0

Recorded by Jessica E Leighton

Date Approved: 1/9/2018
Poland Planning Board

James Porter, Chairman

Dawn Dyer, Vice Chair

Alex Duff, Secretary

George Greenwood, Member

Jesse Childs, Member

Mark Weinberg, Alternate Member

**Town of Poland
Planning Board Meeting
November 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 George Greenwood and Mark Weinberg, Code Enforcement Officer Robert Folsom present. Members Dawn Dyer, Alex Duff, and Jesse Childs were absent with notice.

MINUTES

May 23, 2017

George Greenwood motions to accept the meeting minutes for May 23, 2017 as presented. Seconded by Mark Weinberg with no discussion.

VOTE: YES – 3 NO – 0

OLD BUSINESS

Formal Shoreland Zoning Application – Robin Rolle & Jill Mangini – 160 Jordan Shore Drive – Map 0030 Lot 0003

- Chair Porter noted that a site walk was held November 23, 2017, at the property on 160 Jordan Shore Drive.
- Consultant Tom Dubois was present to speak about the application.
- Tom Dubois explains that the applicants are looking to move the house back four feet, and add an expansion to the rear of the home.
- Mr. Dubois mentions that site constraints, like large trees and a steep slope, are keeping them from moving the house back any further.
- Alternate Member Weinberg comments that more trees might end up being taken down if roots are damaged when moving the house back.
- Secretary Jessica Leighton passed out a handout from the Department of Environmental Protection giving the proper interpretation of “greatest practical extent.”
- Chair Porter expresses his concern that the building needs to be moved back to the greatest practical extent before expanding.
- The Board agrees to reduce the side setback to twenty feet if the applicant is able to reconfigure the expansion to meet that side setback, but also to move the house back further.
- Chair Porter requests the site evaluator look at the septic design again to be sure that it meets the amount of bedrooms being created, and applicable seasonal conversion laws.
- Member George Greenwood motions to table to Formal Shoreland Zoning Application for 160 Jordan Shore Drive Map 30 Lot 3 with the understanding the right hand side boundary setback will be waived to twenty feet and the current building will be moved back as far as possible. Seconded by Mark Weinberg with no discussion.

VOTE: YES – 3 NO – 0

Formal Subdivision Plan – Bowes Development LLC – Harris Hill Rd. – Map 12 Lot 64B

- Mylars were signed.

NEW BUSINESS

Formal Shoreland Zoning Application – Joanna and Lawrence Salamone – 245 Jordan Shore Drive – Map 30 Lot 11

- Consultant Stuart Davis was present to speak about the application.
- The Salamone’s are looking to put an addition on their building within the thirty percent allowed expansion. Stuart Davis explains the plan.
- The Board discusses application with Mr. Davis, and goes over submission requirements.
- Member Greenwood motions to accept the checklist for the Formal Shoreland Zoning Application for Joanna and Lawrence Salamone at 245 Jordan Shore Drive Map 30 Lot 11. Seconded by member Weinberg with no discussion.

VOTE: YES – 3 NO – 0

- Member Greenwood motions to accept the Formal Shoreland Zoning Application for Joanna and Lawrence Salamone at 245 Jordan Shore Drive Map 30 Lot 11. Seconded by member Weinberg with no discussion.

VOTE: YES – 3 NO – 0

Informational Meeting – Mark Aube – 1184 Maine Street – Map 39 Lot 8

- Mr. Aube is looking to cultivate marijuana, either recreationally or medicinally, in the building at 1184 Maine Street.
- Code Enforcement Officer Robert Folsom Sr. tells the board that his biggest issue was finding a use that applied to the operation, and he was unable to find one.
- Chair Porter says that if Mr. Aube sees a use in the code that he falls under, then he can submit an application.
- The applicants state they are only looking to cultivate, not sell, marijuana.
- The applicants agree that they need to submit an application to move forward.

OTHER BUSINESS

If any applications come in, a meeting will be held on December 28, 2017.

CLUC Changes

Recording secretary will provide a working list for needed changes for the next meeting.

ADJOURNMENT

Member George Greenwood motioned to adjourn, seconded by Mark Weinberg with no discussion.

Vote: YES – 3 NO – 0

Recorded by Jessica E Leighton

Date Approved: 1/9/2017
Poland Planning Board

James Porter, Chairman

Dawn Dyer, Vice Chair

Alex Duff, Secretary

George Greenwood, Member

Jesse Childs, Member

Mark Weinberg, Alternate Member

**PLANNING BOARD
MINUTES OF MEETING
JANUARY 9, 2018**

CALL TO ORDER

Chair James Porter called the meeting to order at 7:00 PM with members George Greenwood and Dawn Dyer present.

MINUTES

June 13, 2017 - Dawn Dyer moved to accept the meeting minutes of June 13, 2017 as presented.

Motion was seconded by George Greenwood. Discussion: None

VOTE: YES – 3 NO – 0

June 27, 2017 - Dawn Dyer moved to table the meeting minutes for June 27, 2017. Motion was seconded by George Greenwood. Discussion: None

VOTE: YES – 3 NO – 0

September 12, 2017 - Dawn Dyer moved to accept the meeting minutes for September 12, 2017 as presented. Motion was seconded by George Greenwood. Discussion: Chair Porter inquired about the garage setback issue with a lot involved in the Carr plan. CEO Folsom says that he has contacted the owner's and that they are going to move the garage.

VOTE: YES – 3 NO – 0

October 24, 2017 - Dawn Dyer moved to accept the meeting minutes for October 24, 2017 as presented. Motion was seconded by George Greenwood. Discussion: None

VOTE: YES – 3 NO – 0

November 28, 2017 - Dawn Dyer moved to table the meeting minutes for November 28, 2017. Motion was seconded by George Greenwood. Discussion: None

VOTE: YES – 3 NO – 0

NEW BUSINESS

Informational Meeting – Waterhouse Park Bridge – Don Stover/Conservation Commission – Map 10 Lot 28-1

- Conservation Commission Chair Don Stover and Joe Neville, a structural engineer, were present to speak about the future project.
- Essentially, the Waterhouse Dam is the end of a circular hiking trail that encompasses a portion of Waterhouse Brook. The Waterhouse Dam end of the trail is not currently safe, as the bridge on Poland Corner Road is not safe for pedestrians. The Commission has tried to work with ME DOT to add a sidewalk or walking bridge of some kind, and they haven't gotten anywhere. In addition, that bridge is not slated for any kind of repair for many years.
- Several years ago, the Commission applied for a state grant for the process, but didn't get past the preliminary application process. Structural Engineer Joe Neville has volunteered to help the commission move further in their project.
- Joe Neville described the design of the intended bridge. The entrances will have to be built up a bit, and the entrances would not be able to be (and are not required to be) ADA compliant, but the bridge itself would have to be.
- Mr. Neville has reached out for input from the DEP, and they explained the permitting process, but that the project could be permitted.
- Member George Greenwood asked if the dam was active, and Don Stover replied that no, it was a fixed dam.
- Chair Porter asked if the Commission had looked into a prefabricated bridge.

- Don Stover replied that the designed bridge presented fits the ideal aesthetics, but is also comparable to other quotes he had gotten.
- Chair Porter inquired about aluminum, because of the lack of maintenance.
- Mr. Stover thought that the presented design would be ideal because it could be mostly be maintained by the town and volunteers.
- Mr. Neville didn't think to use aluminum because it's most common on the ocean.
- Chair Porter reiterates that quotes on different types of bridges would be important, especially for residents who are looking at the application when it comes through. It's important to see other possibilities.
- Co Chair Barry Morgan spoke on behalf of the commission, speaking of the many meetings had over the situation at Waterhouse Dam, and that the project has been vetted thoroughly by the Commission. He says that they have talked about aluminum, and that they have ensured that they will have volunteers for maintenance to possibly build the bridge, and definitely to maintain it.
- Chair Porter questions the process with the third party engineer, because the Code Enforcement Office is not meant to be familiar with bridges.
- Don Stover says that the next step is to get estimates and to complete the Site Plan Application.
- Barry Morgan thanks the Planning Board for their time, and ensures the Board that they are conscious of costs.
- Chair Porter says that he believes this is a good idea going forward, and that the area needs a pedestrian path of some sort.

OTHER BUSINESS

CLUC Changes

- Chair Porter goes over the list of changes, and mentions that our sign ordinance is in crucial need of updating.
- Vice Chair Dawn Dyer emphasizes the importance of changing our sign ordinance. The board requests that it be sent to the attorney as soon as possible.
- Vice Chair Dawn Dyer disagrees with the wording in the Back Lot Driveway changes. She wants the changes to prohibit developers from using the ordinance in conjunction with a subdivision plan.

ADJOURNMENT

Member George Greenwood motioned to adjourn, seconded by Mark Weinberg with no discussion.

Vote: YES – 3 NO – 0

Recorded by Jessica E Leighton

Date Approved: 1/9/2017
Poland Planning Board

James Porter, Chairman

Dawn Dyer, Vice Chair

Alex Duff, Secretary

George Greenwood, Member

Jesse Childs, Member

Mark Weinberg, Alternate Member

Formal Shoreland Zoning Application



Town of Poland Planning Board

- Application Form – Page 2
- Submission Checklist – Page 5
- Phosphorus Calculation Form – Page 7
- Fee Schedule – Page 9
- Agenda Request – Page 10

INSTRUCTIONS:

1. Please complete pages two through ten. Obtain or get copies of information as required by the application on these pages.
2. Use the checklist on pages five and six to make sure submission requirements are met. The checklist is a summary of the standard requirements in the Comprehensive Land Use Code.
3. All waiver requests will require a written statement.
4. Make seven copies of the application and required submissions as well as **one digital PDF copy**. Please submit **these copies and the original application as well as any fees (see fee schedule) to the Code Enforcement Office by 1:00 pm seven days prior to the stated meeting.**

Applicant Name:		Date of Board Review:	
-----------------	--	-----------------------	--

Application

PARCEL INFORMATION:			
Parcel ID:	0044-0063-0065		
Lake Watershed:	MEADOW RANGE		
Road Location:	BRETT DRIVE		
Lot Size:	30927 (sq. ft.)	Year Created:	1965
Shore Frontage:	200 (ft.)	Road Frontage:	211.5 (ft.)
Zone:	LR VI	Flood Zone:	NO
Aquifer Overlay:	NO	Current Use:	SINGLE FAMILY HOME

OWNER INFORMATION:	
Name:	MARK G. + LISA MARIE LAGARTE
Mailing Address:	465 COLLEGE ST. LEWISTON ME 04240
Phone #:	207-576-4999

APPLICANT INFORMATION:	
Applicant Is:	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>
Name:	
Mailing Address:	
Phone #:	

THIS APPLICATION IS FOR:
<input type="checkbox"/> New Development <input type="checkbox"/> Change of Use <input type="checkbox"/> Expansion of Use <input checked="" type="checkbox"/> Expansion/Replacement of Structure(s) <input type="checkbox"/> Resumption of Use

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	<input type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	(sq. ft.)
B. Size of fields:	0 (sq. ft.)
C. Size of driveways/roads:	960 (sq. ft.)
D. Size of paths or other non-vegetated areas:	(sq. ft.)
E. Size of wetlands already filled	(sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	1,350 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	(sq. ft.)
C. Road frontage setback:	62 (ft.)
D. Side setback:	50 (ft.)
E. Rear setback:	48 (ft.)
F. Distance to Great Pond:	48 (ft.)
G. Distance to stream:	50 (ft.)
H. Distance to wetlands:	4/A (ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures:	1
B. Total ground footprint:	99 (sq. ft.)
C. Total floor space:	(sq. ft.)
D. Closest road setback:	20 (ft.)
E. Closest side setback:	10 (ft.)
F. Closest rear setback:	130.5 (ft.)
G. Distance to Great Pond:	130.5 (ft.)
H. Distance to Streams:	10 (ft.)
I. Distance to Wetlands:	4/A (ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	2399 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	7.60 %
*This number cannot exceed 15%	

Proposed Development

1. WETLANDS TO BE IMPACTED:	0 (sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)	
A. Changes in lawn size:	0 (sq. ft.)
B. Changes in buffers:	0 (sq. ft.)
C. Changes in naturally wooded areas:	0 (sq. ft.)
D. Total opening in forest canopy:	0 (sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	-35 (sq. ft.)
B. Changes in driveway/roadway:	0 (sq. ft.)
C. Changes in patios, walkways, etc:	0 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-35 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	7.48 %
*This number cannot exceed 15%	

Required Submissions

Attach drawings and/or statements describing the following items if applicable:

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.

- *Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.*
- *Show names of roads and water bodies*
- Provide site plan(s) of your lot with proposed development and its dimensions shown (*may be combined on existing development drawing*).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, www.polandtownoffice.org. Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

Please list all state and federal approvals, permits, and licenses required for the project:

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's statues regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA 101 Life Safety Code, 2009*.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is stated prior to the issuance of the certificate.
8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "**STOP WORK**" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to **Violation Notices** and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.
11. I understand that all **state and federal permits** are my responsibility as the applicant and/or owner.

Applicant Signature:		Date:	
-----------------------------	---	--------------	---

Submissions Checklist

The following list is the information required by section 508.30 and 509.8 of the Comprehensive Land Use Code for the Town of Poland. Please check in the column on the left if the information has been provided, a waiver has been requested, or you believe the information is not applicable to your application. If a waiver has been requested, or the information is not applicable, a written explanation is required.

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
✓			Site Plan drawings				
✓			Signed copy of application				
✓			Name & Address of owner				
✓			Name & Address of all abutters within 500 feet of your lot				
✓			Map of general location				
✓			Show all adjacent properties				
✓			Name, Map & Lot numbers on drawings				
✓			Copy of Deeds & Agreements				
		✓	Name of designer on plans				
			<u>Section 508.30 Shoreland Areas</u>				
✓			Structure & Site Plan drawing				
		✓	New structure set back 100' from lake, 75' from streams & wetlands	?			
		✓	Water dependent structures indicated				
✓			Setbacks or structures shown in drawings				
✓			Show all structures				
✓			Side and road setbacks shown				
		✓	Need for larger than required setbacks				
		✓	Steep slopes shown				
		✓	Multiple Principle Structures have required land area				
		✓	<u>Piers, Wharves, Bridges</u>				
		✓	Shore access soils described				
		✓	Locations of development and natural beaches shown				
		✓	Effect on fish & wildlife				
		✓	Dimensions of structures shown				
		✓	Superstructure on piers				
		✓	Use of pier superstructures				
		✓	Permanent structures have DEP permit				
		✓	<u>Individual Private Campsites</u>				
		✓	Show land area for each site				
		✓	Campsite setbacks are shown				
		✓	Type of development for sites				
		✓	Amount of clearing for vegetation				
		✓	Sewage disposal plan				
		✓	SSWS approved if used > 120 days				
		✓	<u>Parking Areas</u>				
		✓	Parking areas setbacks shown				
		✓	Parking areas sized & designed for storm water				
		✓	<u>(Part one) Driveways Only</u>				

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
		✓	Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
		✓	<u>(Part two) Road Only</u>				
		✓	Setbacks as required				
		✓	Reasons stated for location in Resource Protection				
		✓	Road expansion according to Chapter 8				
		✓	Road slopes shown < 2H:1V				
		✓	Road Grades < 10%				
		✓	Buffer plan between road and water body				
		✓	Ditch relief shown				
		✓	Turnout spacing shown				
		✓	Drainage dips when < 10% slope				
		✓	Culverts shown				
		✓	Show relief sizing and stabilization				
		✓	<u>Storm water runoff</u>				
		✓	Plans show storm water runoff and retaining areas				
		✓	<u>Clearing of vegetation for development OR individual campsites</u>				
		✓	Cutting of vegetation < 100' from shoreline				
		✓	Preservation of buffer strip				
		✓	Plan showing existing trees and planned cutting				
		✓	Clearing < 40% basal area in any 10 year period				
		✓	Preservation of vegetation < 3' high				
		✓	Pruning of limbs on lower 1/3 of trees				
		✓	Plan of removal and replacement of dead and diseased trees				
		✓	Tree removal plan > 100' and < 250' from shoreline				
		✓	Non-conforming lot legally existing				
		✓	Fields reverted to woodlands follow forested rules				
		✓	<u>Shoreland Access Held In Common</u>				
		✓	Proper water frontage for number of lots that hold access in common				
		✓	<u>Single Family Home in Resource Protection District</u>				
		✓	No place on lot outside Resource Protection where home can be located				
		✓	Lot undeveloped				
		✓	Location of all improvements				
		✓	Slopes > 20%				
		✓	Development 1 ft. above 100 year floodplain				
		✓	Development outside floodplain				
		✓	Total ground footprint < 1500 sq. ft.				
		✓	Structures > 150 ft. from waterline				
		✓	<u>Phosphorus Calculations</u>				
			<u>Copies of state, federal permits (if applicable)</u>				

This application was first looked at by the Planning Board on ___ / ___ / ___ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for ___ / ___ / ___ at ___ : ___ ___ AM ___ PM

By vote of the Board this application requires a public hearing: _____ Yes _____ No

If yes, public hearing is scheduled for ___ / ___ / ___ at ___ : ___ ___ AM ___ PM

Conditions of Approval: _____

Planning Board Chair

 Date



Phosphorus Calculation Form



The Code Enforcement Officer or Planning Board shall review and approve a Phosphorus Management Control Application based on one of the following methods.

POINT SYSTEM

The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)		POINTS ALLOWED (By CEO or Planning Board)
	10 Points for correcting an existing erosion problem on the project site.	
	10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
X	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
	20 Points for a 50 foot wide buffer.	
	25 Points for a 75 foot wide buffer.	
?	30 Points for a 100 foot wide buffer.	
TOTAL		

Authorized Signature:	Date:
_____ <i>Code Enforcement Officer or Planning Board Chair</i>	



Phosphorus Calculation Alternate Form



Watershed:		
Water Quality Category:		
Level of Protection:		
Per Acre Phosphorus Allocation: <i>(from table 612.17.A.1.a in the CLUC)</i>	(lbs./ac./yr.)	(oz./ac./yr.)
Total Buildable Land Area: <i>(DO NOT INCLUDE land that is wetland or steep slopes)</i>	(sq. ft.)	(acres)
Maximum Permitted Phosphorus Export from Project: <i>(PPE-lbs, PPE-oz)</i>	(lbs./yr.)	(oz./yr.)

Impervious Surface Type	Sq. Ft.	Acres	Pre-Treat Export	B	WP	Inf.	Adjusted Phos. Export
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
(TE) Total Phosphorus Export:							(lbs./yr.)
(TPA) Phosphorus Availability:							(lbs./yr.)

Comparison of PPE to TPA:

(lbs./yr.)
*Must be =>0
(oz./yr.)

ADDITIONAL INFORMATION:

Authorized Signature:		Date:
	<i>Code Enforcement Officer or Planning Board Chair</i>	



Fee Schedule



Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	\$75.00	Each application (no other fees)
Application – Formal		\$150.00	Each application + fees below
Approval Extension	Planning Board Only	\$50.00	One extension only
Escrow	Minimum Amount	\$700.00	When required by Planning Board
Extension of Approval		\$100.00	Before approval expires
Auto Graveyards/Recycling		\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots		\$1.50	Per ft. of outside storage
Towers	Residential	First \$1,000 cost of work - \$20; Remaining cost of work \$5 per \$1,000	
Towers	Commercial	First \$1,000 cost of work - \$20; Remaining cost of work \$10 per \$1,000	

Reduced Fees: The Planning Board may, upon application therefore, allow reduced total site review fees to \$50.00 in any case which it determines that the work for which permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resource through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Meetings are normally conducted from 7:00 to 9:00 pm in the Town Office Conference Room on the second and fourth Tuesday of each month.

2 / 13 / 15

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	MARK C. & LINDA-MAURICE R. LAPOINTE
Mailing Address:	465 LACROIX ST.
Town, State, Zip:	LEWISTON, ME 04240
Phone Number:	207-576-4999

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input type="radio"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational				
Map, Lot:					
Road Location:					
Zoning:		Lake Watershed:			
Project Description:					

IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:		Date:	2-1-15
----------------------	--	-------	--------

February 13, 2018

To: The Town of Poland

From: Mark C. & Lisa Marie R. Labonte

Re: Application for a building permit to redesign and rebuild deck at 121 Birch Drive, Poland, Maine 04230

-
- We would like to totally redesign the current deck which currently has some aspects which are totally useless and other areas which are undersized.
 - The proposed design eliminates the useless deck area and expands the undersized area into a more reasonable usable space.
 - We are also proposing to remove a utility shed from the property and not replace it.

Mark C. & Lisa-Marie R. Labonté
121 Birch Drive
Poland, Maine 04230
207-576-4999

Mailing Address:
465 College Street
Lewiston, Maine 04240

Proposed Deck	544.00	sq/ft	
Existing Deck	-480.00	sq/ft	
<u>Shed</u>	<u>-99.00</u>	<u>sq/ft</u>	
<u>Total:</u>	<u>-35.00</u>	<u>sq/ft</u>	<u>Less of existing</u>



0000-0000

Middle Range

WARRANTY DEED

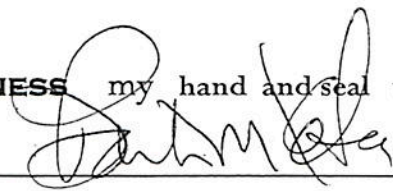
PATRICIA M. BEAUSANG of 121 Birch Drive, Poland, ME 04274

for consideration paid, grants to

MARK C. LABONTE and LISA-MARIE R. LABONTE having mailing address of 465 College Street, Lewiston, ME 04240

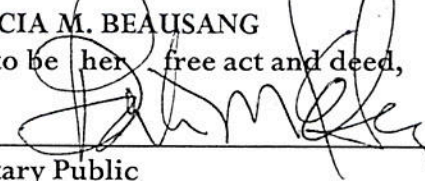
with **WARRANTY COVENANTS**, as joint tenants, the following described real estate, namely:

A certain lot or parcel of land, together with all improvements thereon and all appurtenances belonging thereto, situated in Poland, Androscoggin County, State of Maine, and being more particularly described in the Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 14th day of August, 2017


PATRICIA M. BEAUSANG

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS., August 14, 2017

Personally appeared the above named PATRICIA M. BEAUSANG and acknowledged the foregoing instrument to be her free act and deed,
Before me, 

Notary Public

Type, Print or Stamp Notary's name here → _____
My commission expires: _____
BARTON M. KELSEA
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
AUGUST 28, 2023

EXHIBIT A

Grantor: PATRICIA M. BEAUSANG
Grantee: MARK C. LABONTE and LISA-MARIE R. LABONTE

Attached to and forming an integral part of the Warranty Deed from the above named Grantor to the above named Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all improvements thereon and all appurtenances belonging thereto, situated in Poland, Androscoggin County, State of Maine, and being more particularly described as follows:

1. "Being lot numbered sixty-three (63) as delineated on Plan II of Poland Spring Shores located on Middle Range Pond in Poland, Maine, made for Hiram Ricker & Sons by Hugh W. Hastings, II, surveyor, dated July 1863 and recorded in the Androscoggin County Registry of Deeds, in Book 16, Page 30.

"Said premises are conveyed subject to restrictions, conditions and protective covenants which run with the land and which are more particularly described in a deed from Hiram Ricker & Sons to Rene M. Theberge, et als, dated August 3, 1964, and recorded in the Androscoggin County Registry of Deeds, Book 923, Page 170."

Conveying hereby the same real estate Richard B. Garey and Rebecca M. Garey conveyed to Edward A. Beausang and Patricia Beausang, as joint tenants, by deed dated April 27, 1978, recorded in said Registry of Deeds, Book 1337, Page 304, from which deed the description quoted above is derived.

2. "Being lot numbered sixty-five (65) as delineated on Plan II of Poland Spring Shores, located on Middle Range Pond in Poland, Maine, made for Hiram Ricker & Sons by Hugh W. Hastings, II, surveyor, dated July 1963, recorded in the Androscoggin County Registry of Deeds in Book 16, Page 30.

"Together with a right of way for ingress and egress, jointly and with the grantor, its successors and assigns, over all roadways delineated on the following identified plans: Plan number one recorded in said Registry of Deeds Book 16, Page 27; Plan number two recorded in Book 16, Page 30; Plan number three recorded in Book 16, Page 35; Plan number four recorded in Book 16, Page 44; and Plan number five recorded in Book 16, Page 30; and Plan number six recorded in Book 16, Page 44.

"This conveyance is subject to all easements to set poles, string wires, construct cross arms and set guy wires on the granted premises heretofore granted by this grantor to Central Maine Power Company.

"The above described premises are subject to the following restrictions, conditions and protective covenants which shall run with the land, viz:

"(a) That no building or other structure shall be erected, placed or permitted to remain on any lot, except a single family residence with usual appurtenant building; the residence building shall be a minimum foundation of six hundred square feet.

"(b) That no commercial or business use shall be permitted on any lot or any part of the development premises.

"(c) All sewage from any house or other structure on any such lot shall be disposed of by septic tank constructed in accordance with standards of the Department of Health and Welfare and the State of Maine, unless and until public sewers shall be installed.

"(d) Each residence building constructed on any such lot shall cost at least seventy-five hundred dollars (\$7,500.00) in addition to the land cost. All buildings shall be covered with clapboards, shingles or equal, and any chimneys shall be of brick, stone, concrete or equal. All structures must be completed within one year from the date construction is commenced and no such structure shall be left in an unfinished state after that period of time.

"(e) No house trailers, or mobile homes, so-called, whether on wheels or not, shall be permitted on any of the said lots, and no tents for occupancy shall be allowed.

"(f) All lots must contain at least fifteen thousand (15,000) square feet and no buildings shall be constructed on any lot nearer than thirty (30) feet to the front line, (that is the line nearest to the lake) nor nearer than twenty (20) feet to any lot side line.

"(g) No fence shall be erected and maintained on any lot more than forty-two (42) inches in height and must be of stone, finished wood, metal chain, or equal.

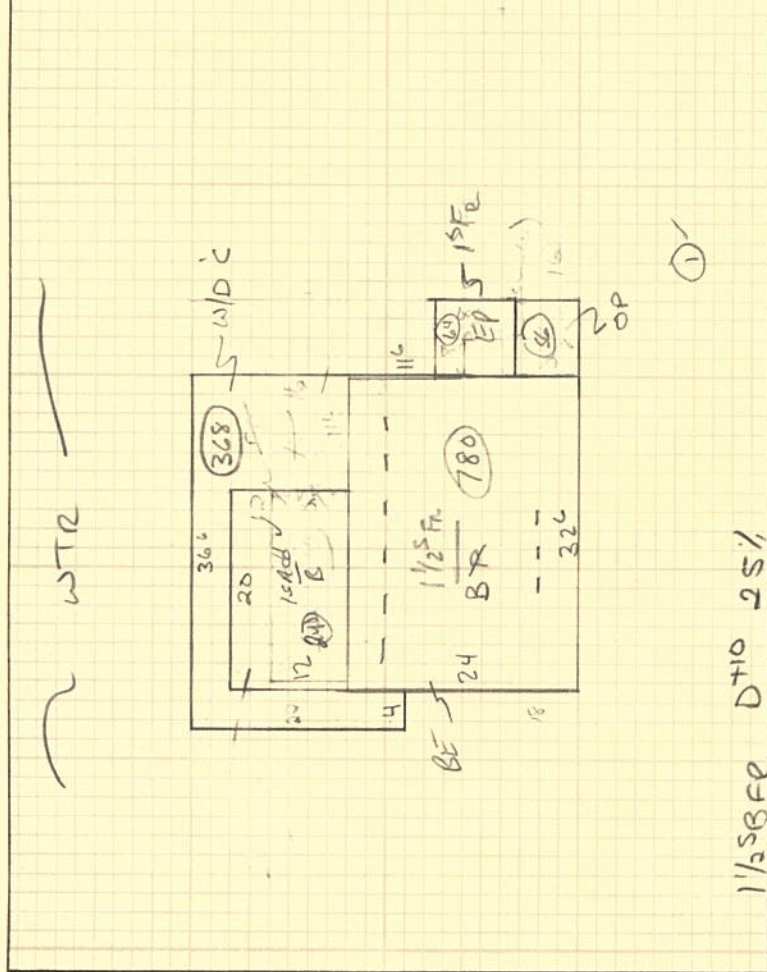
"(h) No building or structure shall be left with tarred paper or tarred shingle siding exposed.

"(i) The Grantees, their heirs and assigns, or guests of the grantees, their heirs and assigns, shall not park motor vehicles on road or rights of way as shown on said Plan.

"(j) Said restrictions shall be enforceable by the grantor or other lot owners but the grantors shall be under no obligation to enforce the same or to repair, improve or maintain any right of way of reserved land delineated on said plan."

Conveying hereby the same real estate J. Philburn Roberts conveyed to Edward A. Beausang and Patricia M. Beausang by deed dated December 30, 1980, recorded in said Registry of Deeds, Book 1498, Page 237, from which deed the description quoted above is derived. Reference is also made to deed from Edward A. Beausang and Patricia M. Beausang to themselves, as joint tenants, dated September 15, 1993, recorded in said Registry of Deeds, Book 3119, Page 177.

Edward A. Beausang died July 14, 2017, whereupon Patricia M. Beausang succeeded to full title as sole surviving joint tenant.



INSPECTION WITNESSED BY: 1/25/04 D10 25%
 X w/m.s. DATE _____

Notes: 1/12/04 Rev N44 N/C
1/15/07-1/4 Review-w/ Mr. Intro. only-N/C
100 - Spoke w/ Edward inside - dm. low grade. K. Helton
w/ exposed Plumbing

BUILDING STYLE	S/F BSMT LIVING	LAYOUT	1
1. Conv. 6. Split Lev. 2. Ranch 7. Contemp. 3. Old Style 8. Cottage 4. Cape 9. Condo 5. Colonial	1. Typical 2. Inadeq. ATTIC	1. 1/4 Fin. 4. Full Fin. 2. 1/2 Fin. 5. Fl/Stairs 3. 3/4 Fin. 9. None	1
DWELLING UNITS	HEAT TYPE	INSULATION	9
OTHER UNITS	1. HWBB 5. FWA 2. HW Cl 6. Grav. WA 3. Heat 7. Electric Pump 8. Units 4. Steam 9. No Heat	1. Full 4. Minimal 2. Heavy 9. None 3. Capped	1
STORIES	COOL TYPE	UNFINISHED %	100%
1. One 4. 1 1/2 2. Two 5. 1 3/4 3. Three 6. 2 1/2	1. Refrig. 4. Cool Air 2. Evap. 9. None 3. Heat Pump	GRADE & FACTOR	3.0
EXTERIOR WALLS	KITCHEN STYLE	1. E 4. B 7. AAA 2. D 5. A 8. 3. C 6. AA	100%
1. Wood 6. Brick 2. Al/Vinyl 7. Stone 3. Comp. 8. Conc. 4. Asbestos 9. Other 5. Shingle	1. Modern 4. Obsolete 2. Typical 9. None 3. Old Style	SQ. FOOTAGE	0780
ROOF SURFACE	BATH(S) STYLE	CONDITION	4
1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	1. Modern 4. Obsolete 2. Typical 9. None 3. Old Style	1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4. Avg. 8. Exc.	75%
S/F MASONRY TRIM	# ROOMS	FUNCT. % GOOD	100%
	111	FUNCT. CODE	
YEAR BUILT <u>EST 1965</u>	# BEDROOMS	1. Incomp 3. Style 2. Overbuilt 9. None	9
YEAR REMODELED <u>1993</u>	# FULL BATHS	ECON. % GOOD	100%
FOUNDATION	1	ECON. CODE	
1. Conc. 4. Wood 2. C. Bik 5. Slab 3. Br/Stone 6. Piers	# HALF BATHS	1. Location 3. Services 2. Encroach. 9. None	9
BASEMENT	# ADDN FIXTURES	ENTRANCE CODE	1
1. 1/4 4. Full 2. 1/2 5. Crawl 3. 3/4 9. None	1	1. Inspect. 4. Vacant 2. Refused 5. Estim. 3. Info Only	
BSMT GAR # CARS	# FIREPLACES/HEARTH	INFO. CODE	1
WET BASEMENT		1. Owner 4. Agent 2. Relative 5. Estimate 3. Tenant 6. Other	
1. Dry 3. Wet 2. Damp 9. None		DATE INSP. <u>07.123.193</u>	

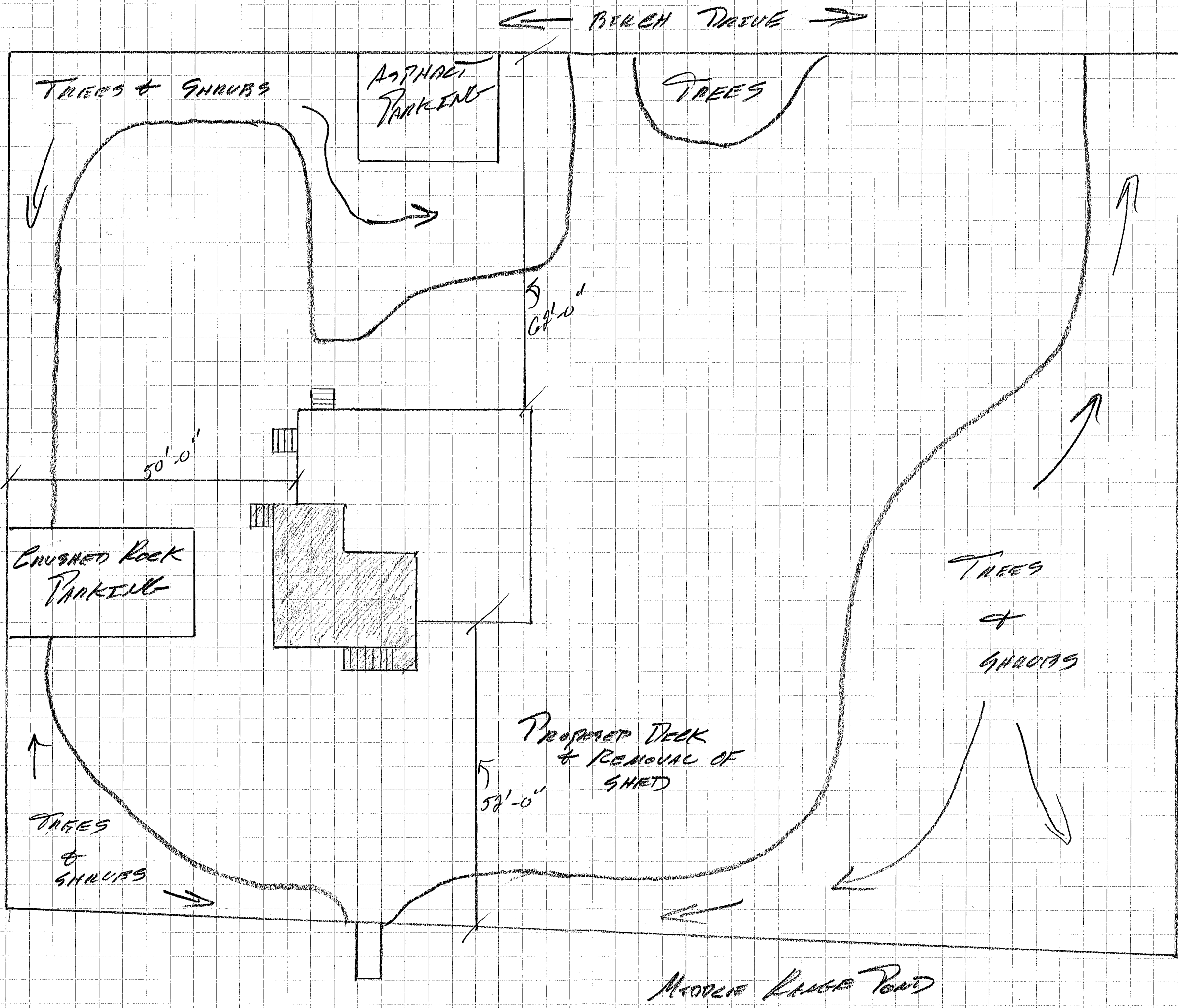
ADDITIONS, OUTBUILDINGS & IMPROVEMENTS							
#	DIMEN.	TYPE	YEAR	UNITS	GRADE	COND.	PERCENT GOOD
							Phys. / Funct.
		022		0016	9100	9	%
		022		0160	9100	9	%
	8x8 EST	024		9999	0005	4	%
		002	1997	0277	3100	4	100%
15FR	SK	001	1997	0044	3100	4	100%
15FR		001	1997	0044	3100	4	100%
BASEMENT		027	1997	0044	3100	4	100%
DECK		068	1997	0044	3100	4	100%
OP		027	1997	0056	3100	4	100%

Notes:

Mark C. & Lisa-Marie R. Labonte
121 Birch Drive
Poland, Maine 04230
207-576-4999

Mailing Address:
465 College Street
Lewiston, Maine 04240

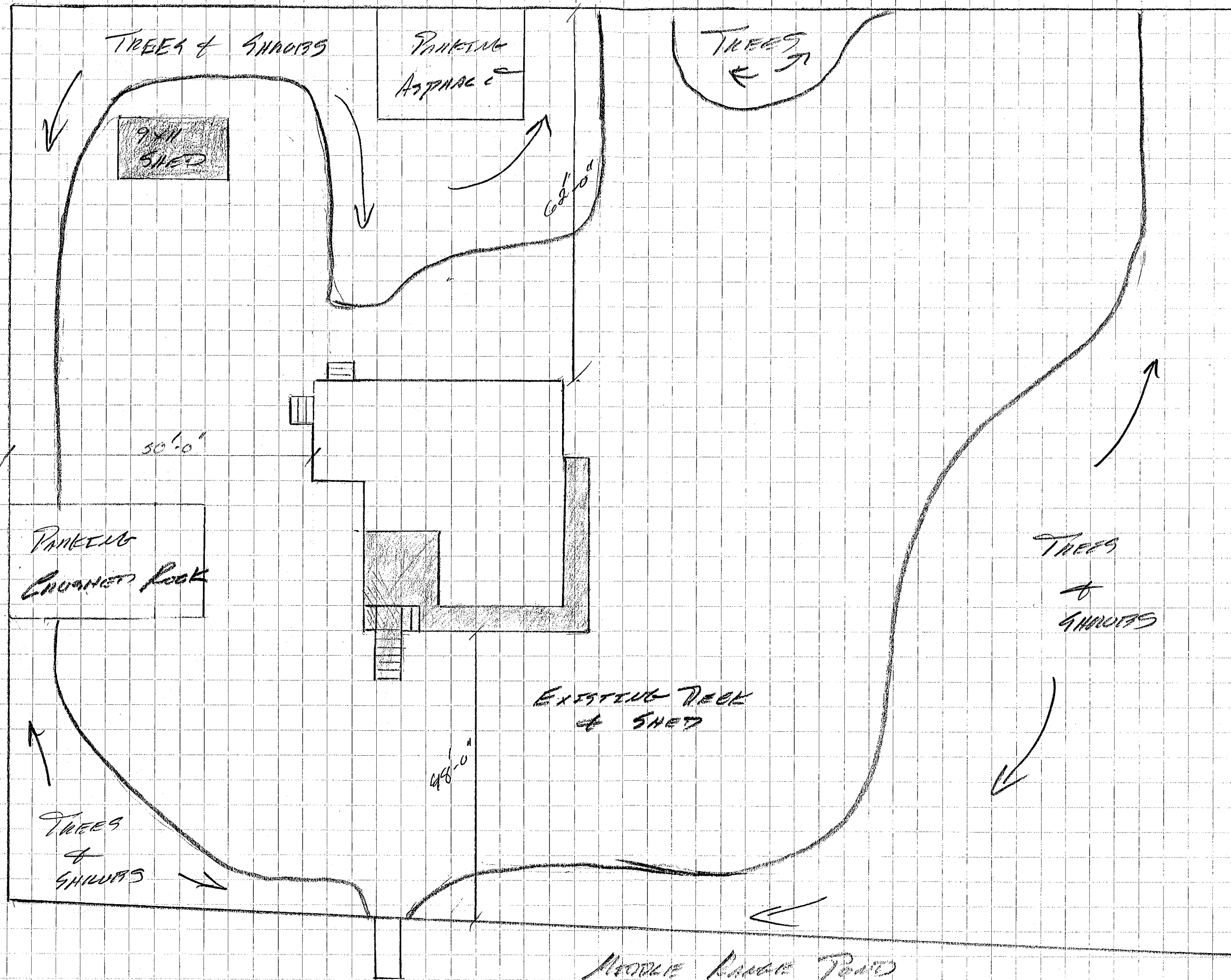
SHED STREET



Mark C. & Lisa-Marie R. Labonte
121 Birch Drive
Poland, Maine 04230
207-576-4999

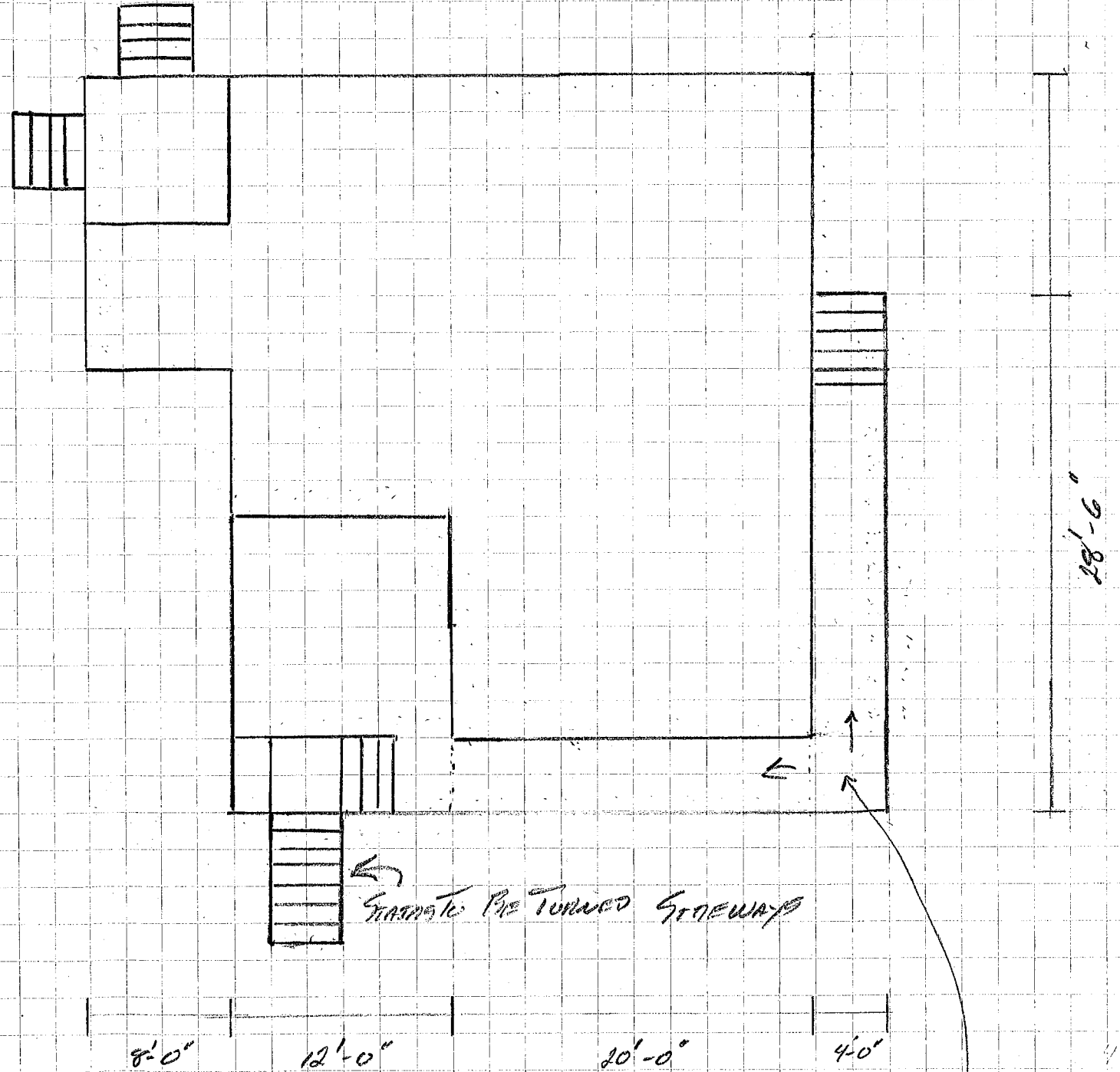
Mailing Address:
465 College Street
Lewiston, Maine 04240

THIRD STREET



Mark C. & Lisa-Marie R. Labonte
121 Birch Drive
Poland, Maine 04230
207-576-4999

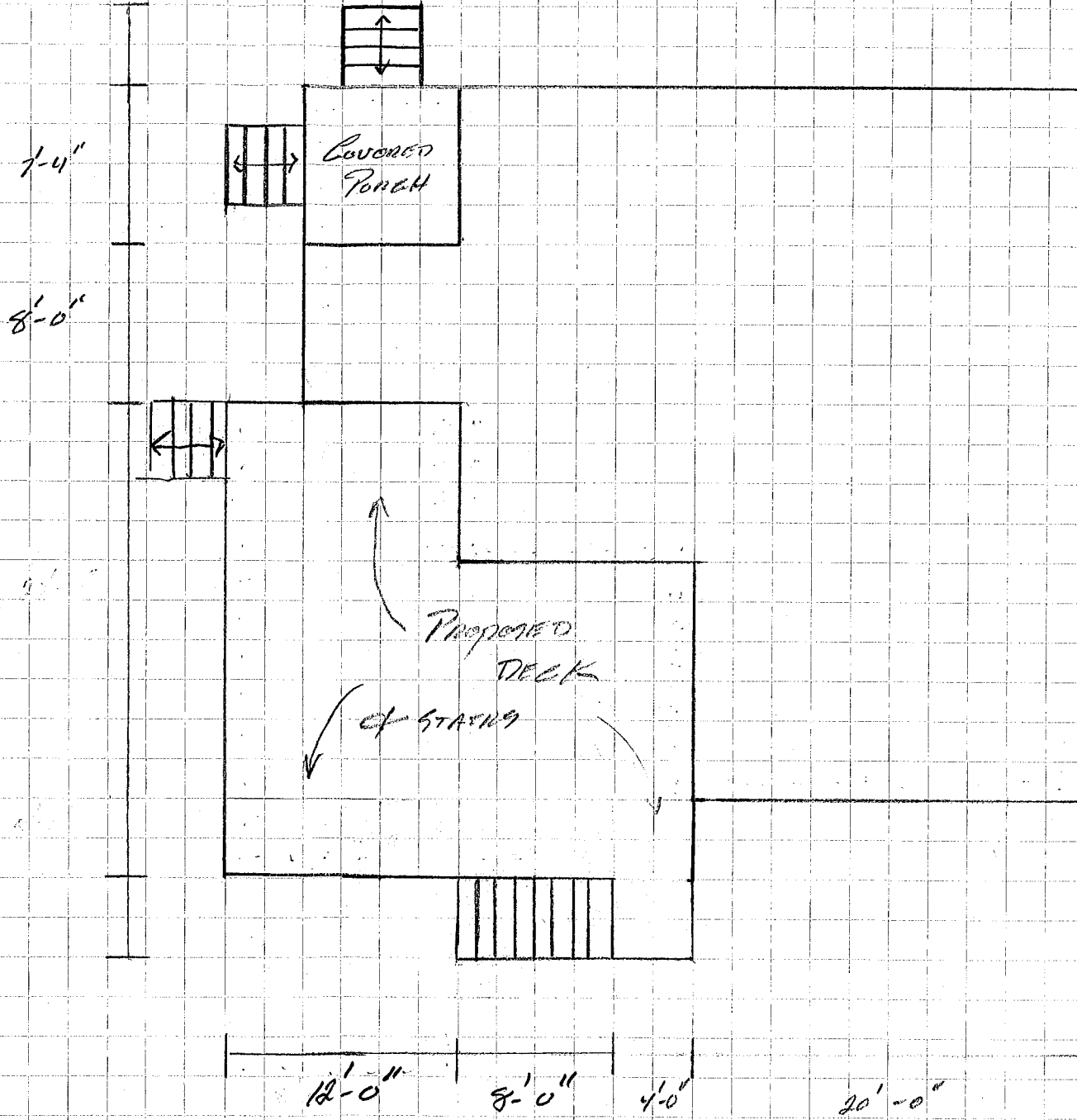
Mailing Address:
465 College Street
Lewiston, Maine 04240



TO BE REMOVED

Mark C. & Lisa-Marie R. Labonte
121 Birch Drive
Poland, Maine 04230
207-576-4999

Mailing Address:
465 College Street
Lewiston, Maine 04240



MOONIE RANGE ROAD

52'-0" To HIGH WATER MARK

23 January 2018

Bob Folsom, Code Enforcement Officer
Poland Planning Board
Maine St
Poland, ME

PETITION FOR ZONING CHANGE

This letter requests an informational meeting with the Poland Planning Board, and/or an opportunity to make a formal submittal to the Board and subsequently to the town's people, regarding a change in zoning for our property on Middle Range Pond (Map/Lot: 0005-0045-0016) located on Woodland Shore Drive.

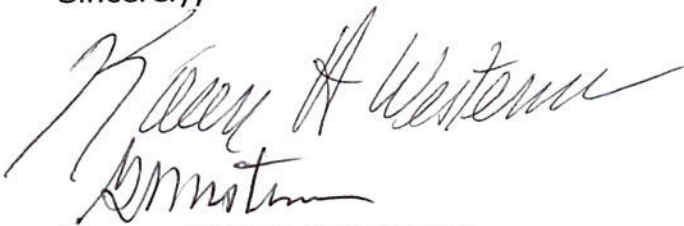
The lot in question was created as part of the approved Bog View subdivision in 1981. At the time of approval, the lot was designated as limited residential under standard Shoreland Zoning limitations and setbacks, plus additional limitations imposed by the DEP to minimize potential erosion during development activities.

Subsequently, the town of Poland rezoned the lot to Resource Protection, presumably to protect wading bird habitat. This new zoning designation imposed considerably more stringent restrictions on the development of the approved lot, particularly as regards setbacks and site-improvement activities.

However, present-day State of Maine wading bird habitat maps indicate that the lot is not adjacent to any such habitats. Further, the DEP-imposed slope restrictions are already more stringent than those under Resource Protection in the Poland Comprehensive Use Plan.

Accordingly, we ask the Planning Board and the people of Poland to reinstate the original zoning designation of the lot.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary and Karen Westerman". The signature is written in dark ink and is positioned above the typed name.

Gary and Karen Westerman
225 Range Hill Road