

POLAND PLANNING BOARD
MINUTES OF MEETING
March 12, 2024
Approved on 3/26, 2024

CALL TO ORDER – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, George Greenwood, James Walker, Alternate Member Heather Ryan, and CEO Scott Neal present. Member George Greenwood is absent with notice. Alternate Member Heather Ryan is a voting member for this meeting.

MINUTES – February 27, 2024 – Member Gilson moved to approve the minutes. Member Skilling seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street – Map 15 Lot 7

Stuart Davis of Davis Land Surveying and Jon MacLean presented the project to the Board. This application came before the Board on October 10, 2023, was tabled, and has come back tonight with the requested additional information.

Mr. MacLean would like to open a dock manufacturing and sales business. There will be three buildings – the first to be built is the fabrication/manufacturing/storage building, second is a garage, and third the retail sales building. Until the sales building is built there will be a small office area in the first building. Mr. MacLean stated that he will be using new aluminum to make the docks which won't require the use of chemicals in the fabrication/manufacturing process.

The MEDOT has given a permit to move the driveway on Route 26/ Maine Street down 75'. This entrance will only be for customers and the entrance on Route 11/Bakerstown Road will only be for deliveries. Signage will be placed at both entrances stating customer or delivery entrance. The MEDOT has approved widening the driveway on Route 11/Bakerstown Road.

The dumpster pad and snow storage are shown on the plan. Also, the handicapped area will be paved, and the rest of the driveway will be gravel. The Board is not requiring that the handicapped parking area be paved, but with Mr. MacLean doing this. There will be curb stops at all parking spaces.

The lot has been cleared and there are minimal trees left on the site. Mr. Davis went over the landscape plan which will be shown on the plan. There will be a tree and some shrubs

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on the parking island/peninsula. Also, note 10 has been added to the plan as per the third party reviewer's suggestion.

The consensus of the Board is that the sitework must be done first so if the other buildings don't happen then the sitework is done.

Mr. MacLean is proposing that the buildings be black and gray or beige and green. He is still working with Morton buildings on this. The Board would like to see canopies over the main door and those visible towards the street. If there is a lag time of 6 months or more after the second building is built, then Mr. MacLean will have to come back to the planning board for a review of the third building.

Mr. MacLean will need to work with the Code Office on the amount of escrow required.

Site work is planned for spring/summer and then the fabrication/manufacturing/storage building (first building). Then the second building in fall/winter or early in 2025.

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

Member Gilson moved to approve the Formal Site Plan Application with the following conditions: no public hearing, no site walk, if there is a lag time of 6 months or more after the second building is built then Mr. MacLean will have to come back to the planning board for a review of the third building, and escrow must be replenished.

NEW BUSINESS – Formal Site Plan Review – Town of Poland – 1211 Maine Street – Map: 40 Lots: 2 and 3

Bill Peterlein of Summit Geoengineering Services, Matt Garside, Town Manager of Poland, and Scott Segal, Poland Recreation Director, presented the project to the Board. This is for the expansion of the A.B. Ricker Memorial Library, the addition of a Municipal Park, and the stormwater and parking for both projects because of their location to each other. Mr. Peterlein focused on the engineering of the project.

There will be 53 parking spaces, which is significantly more than the 22 spaces currently available. There will be two way traffic. The Board had concerns about the entrance/exit near the Androscoggin Sheriff's Office/Poland Recreation Department building and the consensus of the Board is that this should be made an exit only driveway. The Town Officials agreed and signage will be placed once the sitework is done.

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There is also potential for the curbing at the library entrance to be rounded for an easier entrance and for the pavement area to be widened. The Board agreed these would be good changes to make.

There were questions about lighting in the parking area. Mr. Segal had a lighting specialist design a plan and handed it out at the meeting. Around the parking lot there will be boulders on the park side and bump stops on the library side.

There were questions regarding the need for a dumpster and how large events will be handled. As of now there is no need for a dumpster, but if that changes then the topic will be revisited. If any large events are planned, then outreach with the neighbors will be done to allay any concerns and to make sure they are aware of the event.

Mr. Peterlein went over the process where water will drain to the dry pond/detention basin and slowly be released into the sewer line in Route 26/ Maine Street.

The required permits have been submitted to MEDOT. Also, a draft agreement will be drawn up, signed by the Town Officials, and sent to MEDOT for final approval.

The Municipal Park will come before the planning board under a separate application.

The current plan is for sitework for the stormwater and parking to be done by Public Works this summer with a goal of having the entire project done by 2026.

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

Member Gilson moved to approve the Formal Site Plan Application with the following conditions: no site walk, no public hearing, make the middle driveway an exit only with appropriate signage, and it is conditioned upon final MEDOT approval. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Shoreland Zoning application – Pamela Booth – 26 Cliff Lane – Map: 20 Lot: 20
Stuart Davis of Davis Land Surveying presented the project to the Board. This is the third time the Applicant has come before the Board, and she would now like to put a full foundation under the camp. The house will be outside the 100' mark. The house will be 10' higher than it currently is with the new foundation but will remain under the maximum height requirement.

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In the proposed plan the new stairs from the deck are closer to the resource than they can be. These will need to be moved off to the side or changed in some way so as to stay behind the 85' 7" mark.

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

Member Gilson moved to approve the Formal Shoreland Zoning Application with the following conditions: no public hearing, no site walk, and the stairs need to be moved behind the 85' 7" mark. Member Walker seconded the motion.
Discussion: None Vote: 5-yes 0-no.

Road Name Application – Timothy and Amanda McAlister – Off Kinney Woods Lane
– Map: 10 Lot: 82 Sublot: 5E

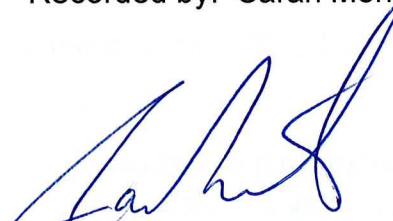
Member Gilson moved to approve the Applicant's first choice of McAlister Lane as the road name. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Gilson moved to adjourn the meeting at 8:58 p.m. Alternate Member Ryan seconded the motion. Discussion: None Vote: 5-yes 0-no


Recorded by: Sarah Merrill

Planning Board



James Porter, Chairperson

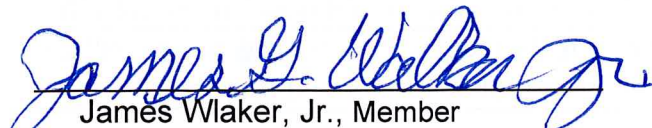
Absent with Notice
George Greenwood, Vice Chairperson



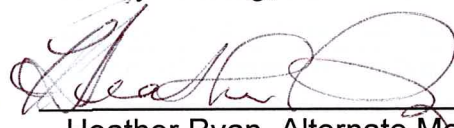
Jonahan Gilson, Secretary



Cheryl Skilling, Member



James Walker, Jr., Member



Heather Ryan, Alternate Member