

**TOWN OF HOLLIS
PLANNING BOARD
34 Town Farm Road
Hollis ME 04042**

Minutes of Planning Board Meeting 13 May 2015

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM at the Community Building by Chairman Chris Roy.

Roll Call: Christopher Roy, Faith Plummer, Victor Kirmes, Rita Perron, Paul Mattor, CEO Peter Gordon, Secretary Martha Turner.

Public Hearings: At 7:02 Ms. Plummer moved to close the Planning Board meeting and open the public hearings. Motion was seconded and carried unanimously. Mr. Roy explained that these hearings are solely to convey to the Planning Board any concerns that any resident of Hollis may have about either subdivision. He noted that no decisions will be made tonight regarding approval or disapproval of either project.

The first public hearing was for Clark Farm Estates, a proposed 10-lot cluster subdivision to be located at Sarah Vaughn Rd. & Hollis Rd. The applicant was represented by Bill Thompson, engineer, who displayed a drawing of the proposed subdivision and gave a brief overview of the project.

River Payne asked about the designated open space. Mr. Thompson replied that the entire open space area will be jointly owned by all the residents of the subdivision, and the area may never be developed.

Dean Farwell, who resides across the street from the proposed subdivision, expressed concerns about the ability of the soils to handle the septic systems designed for this project, especially with the houses clustered so close together. He suggested perhaps considering putting in an L-shaped road off Sarah Vaughn, with ten 3-acre lots.

Mike Meserve expressed similar concerns about the possibility of the septic plume flowing onto neighbor's property. He also noted that from his previous experience with the Planning Board, he recalls the intent of cluster subdivisions is to minimize the number of road cuts as much as possible.

With no further questions forthcoming, Mr. Roy closed this hearing at 7:15 PM, and opened the second public hearing. Mr. Thompson again provided an overview of this project, which is a proposed 8-lot cluster subdivision to be located at the intersection of Deerwander Road and the unpaved end of Mansion Road.

Jack Rogala expressed concerns about the volume and speed of traffic on Deerwander Road. He asked if a traffic study had been done yet. The answer is that such a study has not been done. Ms. Plummer noted that the Planning Board can ask the developer for a traffic study, but cannot ask them to reconfigure a road.

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Joe Dunne voiced his concern that such a density of houses in a small area could set a bad precedent by putting houses too close together and too close to the road. He noted that the other residences in the area have larger lots. He also emphasized the speed of traffic on Deerwander Road, stating that this road seems to have become a high-speed shortcut.

Cynthia Jackson expressed similar concerns, emphasizing that the residents have larger lots because they like the quiet of the neighborhood, and that they freely share their land with their neighbors.

Ms. Plummer read a letter received from Dan & Karen Patterson, Deerwander Road, stating their belief that this development is not in the best interest of Hollis residents. In addition to mentioning the other concerns already discussed, they suggested possibly creating a private way into the subdivision with driveways off that instead of directly off Mansion & Deerwander. They also suggested moving the open space along Deerwander and Mansion Rd. to act as a buffer.

Ms. Payne asked about public access to the open land area of the subdivision. If local residents are used to walking their dogs in this area, will that still be possible? Mr. Thompson noted that such access might possibly be allowed by the homeowner's association.

Mr. Gordon explained that the common land will be taxed proportionately among all the property owners. This will be included on the deed when the land is purchased.

Mr. Roy noted that both of these subdivisions would be selling only each lot as it is. No houses will be built by the developer – all new owners will design and build their own houses. The developer is considering asking a higher price per lot than would be compatible with the concept of affordable housing.

With no other questions forthcoming, the public hearing was adjourned at 7:45, and the regular Planning Board meeting resumed.

Discussion of issues raised in Public Hearings:

The Board first discussed concerns about the soils in the subdivisions, and the locations of the wells and septic systems. In response to questions from several Board members, Mr. Thompson stated that the septic systems are designed for a three-bedroom residence. Someone planning a five-bedroom house would need to revise the septic design.

It is the consensus of the Board to request hydrogeologic studies of the soils for both subdivisions, to address the issues of nitrate plumes and locations of wells. Mr. Thompson will advise the developer of this request.

Board members discussed the "remaining land" associated with the Deerwander/Mansion Rd. subdivision. Could this be further developed in the future? Is the term "remaining land" a legal classification? Mr. Thompson noted that the property owner does not have plans for that lot at this time.

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Mr. Thompson stated that a preliminary set of plans for each subdivision had earlier been created showing how each would look if they were full sized lots instead of cluster subdivisions. The Planning Board would like the developer to provide members with copies of these alternate plans.

Mr. Mattor will contact the Southern Maine Planning & Development Commission to engage their assistance in reviewing these projects.

Review of Minutes: Minutes of the April 22 meeting were approved as read, 4-0-0.

Correspondence: Letter from the Pattersons, presented at public hearing.

CEO Report: Mr. Gordon reported that Brookfield Energy has received their permit for construction of the eel way and has forwarded it to the Army Corps of Engineers.

In response to a question from the chairman, Mr. Gordon reported that Maine Street Garage has been engaged in activities not allowed under their current use permit. He is working with the Selectmen on resolving this issue.

Mr. Gordon reported that he has been working with Mr. Kowalski regarding excessive noise at the gravel pit on Cape Road. Mr. Roy expressed concerns about whether Mr. Kowalski is sticking to the hours of operation specified in his use permit; he also noted that it appears Mr. Kowalski may be back hauling, although his conditional use permit does not permit bringing material back to the gravel pit site. The gravel pit is owned by Van Hertel, and the operation is leased to Mr. Kowalski.

Old Business: None

New Business: None

Public Comment: No public comments were received after the public hearings.

Next Meeting: The next Planning Board meeting will be on Wednesday, May 27, at 7:00 PM. The agenda will include proposed changes to the Zoning Ordinance regarding the Appeals Board, proposed changes to Growth Ordinance, proposed loitering ordinance, and a representative from SMPDC.

Adjourn: The meeting was adjourned at 9:15 PM.

Minutes Submitted by Martha Turner, Secretary
Approved as amended 5-27-15