



PLANNING BOARD

BOARD MEMBERS:

DAVID GOODWIN, CHAIRMAN
CHRISTOPHER ROY, VICE CHAIRMAN
FAITH PLUMMER
VICTOR F. KIRMES
RITA PERRON
PATRICK LAWLER
VACANCY

Minutes of Planning Board Meeting 8 December 2014

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:05 PM on Monday, December 8, 2014 at the Hollis Community Building by Chairman David Goodwin.

Roll Call: David Goodwin, Christopher Roy, Victor Kirmes, Faith Plummer, Rita Perron, CEO Peter Gordon.

Review of Minutes: Minutes of the November 24 meeting were discussed and approved as presented, 4 yes with one abstaining.

Correspondence: None

CEO Report: Mr. Gordon reported that the new owners of the Old Hollis High School have submitted an application for a use permit. More details to follow. Also, Mr. Gordon will have in January the annual report from the borrow pit on Cape Road.

Old Business: Zoning Ordinance: Mr. Roy and Mr. Gordon have been working on new wording regarding home occupations. The secretary will rewrite the new paragraphs in context, to review at next meeting in preparation for submission to selectmen for their review, with a plan to be included on the June ballot.

Regarding the fishway in Bar Mills, Ms. Plummer noted that this project will require notification of everyone within 500 feet, not just abutters.

New Business: Steve Blake, from BH2M, presented sketch plans for two proposed subdivisions.

- (1) Map 4 Lot 1, Sarah Vaughn Road at Route 202. A 10-lot cluster subdivision is proposed, to include 15 acres open space. Each home will have private well and septic system. No test pits yet. The current proposal is for 6 lots on Sara Vaughn Road, and 4 lots on a short private way off Route 202. Discussion of whether this private way will have to be paved; also discussion of water source for fire protection vs. sprinkler system in each residence. These items will be reviewed with the Hollis Fire Chief. The developer hopes to have the infrastructure in place by summer 2015.

- (2) Map 6 Lot 6, Mansion Road and Deerwander. A seven lot cluster subdivision is proposed. The proposal is for one large lot, plus six small lots with private driveways on Deerwander Road. Again, each lot will have its own private well and septic system, and test pits have already been done. Several Board members expressed concerns regarding location of vernal pools and deer yard areas. Mr. Black stated that they are using the "Beginning with Habitat" maps as part of the planning process. A site walk will definitely be required, with the weather being a major factor, although much of the land is accessible from the road. Mr. Black expects to have a preliminary plan for this subdivision to present to the board at the next meeting.

Public Comment: None

Next Meeting: The next regular Planning Board meeting will be Monday, January 12, 2015, at 7:00 PM. Proposed agenda items include consideration of one preliminary subdivision plan, plus zoning ordinance changes.

Adjourn: The meeting was adjourned at 8:01 PM.

Minutes Submitted by Martha Turner, Secretary

Approved 1-12-15