



PLANNING BOARD

Paul Mattor, Chair
Don Roth Jr, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Tom Witkowski
Gregg McPherson

Minutes of Planning Board Meeting 12 January 2022

Members Present: Paul Mattor, Chair; Don Roth Jr, Vice Chair; Heather Sullivan, Tom Witkowski, Peter Lovell, Jessica Brackett.

Absent: Gregg McPherson

Others Present: David McCubrey & Mary Hoffman, Select Board; Martha Turner, Secretary; Tammy Munson CEO; David Galbraith SMPDC; Andy Morrell, Uriah Forest-Bulley, Katie Sellers, Steve Mockler, Trevor Davis

Call to Order: With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:00 PM.

Minutes: None submitted

Correspondence: None submitted

Reports: Mr. McCubrey stated that at the Select Board meeting on 19 January 2022, there will be a public hearing regarding actions against some Hollis properties. Ms. Munson reported that she is working on some clerical issues for possible ordinance changes for June town meeting. She noted that the current Shoreland Zoning map still says it is a draft, instead of final.

New Business: Goodwin Subdivision #2202-4251, presented by Andy Morrell BH2M. This plan is for a 6-lot cluster subdivision including a private way to be located off Saco Road, Map 12 Lot 60K. Each lot will be served by individual drilled wells, individual septic systems, and underground electrical. Applicant will request a letter from the Fire Chief. Test pit information has been provided. Mr. Mattor suggested that the developer show on the plans that there will be adequate well and septic radius on each lot to prevent any lot from being non-buildable.

Ms. Brackett noted that the plan submitted indicates the incorrect figure being used for net density calculations. The plan indicates 100,000 sq. ft. per lot, while the most recent Zoning Ordinance update (June 2021) requires 120,000 sq. ft. per lot in the RR3 zone. Ms. Munson noted that the land was purchased prior to the ordinance change, although the plan was submitted on October 19. Using the new figure, it appears that one lot may have to be deleted.

Test pit information was been provided. A high-intensity soil survey will not be required. Hammerhead turnaround was discussed. Applicant was requested to show the location of the driveway on the lot closest to the hammerhead. Wetlands and drainage plans were discussed. Applicant will submit revised plans.

New Business: Brookfield Energy Storage Conditional Use Permit #2201-4155. The application is to install a battery storage facility at the Bonny Eagle dam. Ms. Sellers stated that Maine has a battery storage initiative going on. Mr. Mockler stated that the energy storage involves both frequency modulation and voltage modulation. There is a canoe portage at the dam that will not be affected. The batteries will contain lithium-ion phosphate. All wiring and connections will be underground. The Fire Department will have access, similar to their existing access to the rest of the hydroelectric facility.

Motion was made and seconded to find the application complete. Motion carried 5-0-1. Motion was made and seconded to schedule a site visit for 4:00 PM on Wednesday 26 January 2022. Motion carried 5-0-1. Motion was made and seconded to schedule a public hearing for 7:00 PM on Wednesday 26 January 2022. Motion carried 5-0-1.

New Business: Brookfield Angler Access CUP # 2201-4139. This application is for an amendment to a permit previously approved by the Planning Board. Some of the plans have changed, such as elimination of the fishing platform and the crosswalk project. Motion was made and seconded to find the application complete. Motion carried 5-0-1. Motion was made and seconded to waive a site visit. Motion carried 5-0-1. Motion was made and seconded to hold a public hearing at the next Planning Board meeting at 7:00 PM on Wednesday 26 January 2022. Motion carried 5-0-1.

Plan for Next Meeting: Wednesday 26 January 2022, 7:00 PM.

Adjourn: Meeting adjourned 8:45 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 26 January 2022