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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 9 February 2022

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

**Others Present:** Dave McCubrey, Select Board; Martha Turner, Secretary; Katie Sellers, Kleinschmidt Associates.

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

**Minutes:** Motion was made to approve the minutes of 26 January 2022. Motion was seconded and discussed. Motion was amended to list the names of everyone who voted for and against all motions. The amendment carried 4-0-2 (Mattor and Sullivan abstained). The amended motion carried 4-0-2 (Mattor and Sullivan abstained).

**Correspondence:** None.

**Reports:** Mr. McCubrey reported that there will be a Finance Committee meeting on Tuesday 15 February 2022 at 6:00 PM. He also reported that the Select Board will be holding a public hearing on Wednesday 16 February 2022 at 7:00 PM regarding an unsafe building.

**Unfinished Business:** Brookfield Battery Storage, CUP #2201-4155, and Shoreland Permit application #2201-4156, presented by Katie Sellers, Kleinschmidt Associates. At the last meeting, the only item missing was a letter from the Fire Chief stating that fire protection is adequate; letter from Chief Young has been received. Fire department will have access via Knox Box, and the department is aware of the location of the kill switch in case of emergency. Fire department will meet with Brookfield again after construction.

Mr. Mattor referred to Hollis Zoning Ordinance Section 3.7.4.5 Factors Applicable to Conditional Use. The only item that did not carry at the last meeting was item (p), Adequate provisions for fire protection for the intended use; referring to both #2201-4155 and #2201-4156. Motion was made and seconded to accept the item as complete. Carried 5-0-1.

**“5. Factors Applicable to Conditional Use**

**(p.) Adequate provisions for fire protection for the intended use.** Yes, letter has been received from Chief Young.”

Motion was made and seconded to approve applications #2201-4155 and #2201-4156 for the Brookfield battery storage facility. Motion carried 5-0-1.

**Public Comment:** None

**Long Range Planning:** Mr. Mattor opened discussion of the Comprehensive Plan. He emphasized that a well-crafted Comprehensive Plan can offer guidance for future Planning Boards, and can be the basis for zoning changes. He noted that there is a Comprehensive Planning Committee composed of Paul Mattor, Katharine Harriman, and Faith Plummer. The Committee is talking with all Hollis groups and committees regarding plans for the future of Hollis. The Committee has gone through the existing document and edited all the way up to Chapter 5 “Land Use”. Mr. Mattor emphasized that the revised Plan will eventually be on the ballot to be approved or rejected by voters. He stated that orderly development is very much what the Comp Plan is all about.



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Lengthy discussion of standard subdivisions vs. cluster subdivisions. Net residential area calculations were also discussed. Questions raised: does the existing Comp Plan incentivize cluster subdivisions over standard subdivisions? Other than the cost of road construction, should there be incentives for one or the other? What are the risks and benefits of each? In order to prevent the creation of non-buildable lots, should the Comp Plan require subdivision plans to specify exactly where wells and septic systems should be located on each lot? Discussion of subdivisions' impact on the Town. Mr. Mattor noted that residential development is tax negative, while commercial development is tax positive.

Mr. McPherson asked about the possibility of creating an ordinance requiring Knox box access for first responders. He also asked about creating a lighting ordinance, and submitted samples of each from the Town of Buxton.

Mr. Mattor asked members to bring to the next meeting their written proposals for various Comp Plan items in Chapter 5, indicating which items should be unchanged, which items should be changed and reasons why.

**Plan for Next Meeting:** Wednesday 23 February 2022, 7:00 PM.

**Adjourn:** Meeting adjourned 9:00 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 23 February 2022