



PLANNING BOARD

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

Minutes of Planning Board Meeting 10 August 2022

Members Present: Paul Mattor, Chair; Don Roth Jr, Vice Chair; Gregg McPherson, Tom Witkowski, Jessica Brackett, Heather Sullivan, Seth Davis.

Others Present: Dave McCubrey, Select Board; Jen Leeman, Code Enforcement Officer; Martha Turner, Secretary; David Galbraith SMPDC via Zoom; Dan Yarumian; Chris Collin; Matt Reynolds, Drumlin Environmental Daniel Diffin, Mark Dubois, Brian Rayback, Sarah Cohen, and Lisa Troup from Poland Spring; Jim Presby, Deb Stanton, Chris Stanton, Gretchen Briggs, Pia Louise Capaldi, Nina Fuller, Edward Farlinger, Steven Bartlett, Edward Dyson, Kathy Dyson, Roger Hicks, Maynard Charron, Jane Charron, Cynthia Strout, Joe Carson, Richard Marion, Nancy Marion.

Call to Order: With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:03 PM.

Minutes: Motion was made and seconded to approve the minutes of 13 July 2022 as presented. Motion carried 5-0-2 (Mattor and Davis abstained).

Correspondence: None

Reports: Jen Leeman reported that Code Enforcement is continuing to work on cleaning up violations.

Old Business: Subdivision application #2202-4252. Application from Chris Collin to amend the Wild Acres subdivision. Mr. Collin currently resides at 11 Wild Acres Drive, which is not part of the subdivision. He would like to purchase a small parcel of land from his abutter, which would make his existing property large enough to construct a second residence. This purchase would still leave Lot 1 of the subdivision with sufficient land to avoid becoming non-conforming. A report has been received from SMPDC.

Motion was made and seconded to find the application complete. Motion carried 5-0-2 (Mattor and McPherson abstained). Motion was made and seconded to schedule a site visit at 5:00 PM, Wednesday 24 August 2022 at 11 Wild Acres Drive. Motion carried 5-0-2 (Mattor and McPherson abstained). Motion was made and seconded to schedule a public hearing on Wednesday 24 August 2022 during the regular Planning Board meeting. Motion carried 5-0-2 (Mattor and McPherson abstained).

Old Business: Public hearing for Poland Spring CUP amendment #2201-4158. Presented by Mark Dubois, Poland Spring, and Daniel Diffin, Sevee & Maher Engineers. Report has been received from David Galbraith SMPDC. Motion was made and seconded to suspend the regular meeting and open the public hearing. Motion carried 6-0-1.

David McCubrey addressed the meeting as an abutter, a private citizen, rather than a Select Board member. He expressed concerns about how the increased withdrawal will affect the wells of those residing nearby. He asked if Poland Spring had thought about pulling water from the Saco River.

D. M. Jones, via zoom, expressed concerns about the proximity to the former Hollis town landfill, regarding potential for groundwater contamination. Matt Reynolds, Hydrogeologist, replied that water quality monitoring over the years has not shown any contamination.



PLANNING BOARD

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

Jane Charron asked if Poland Spring is factoring in the two years of severe drought that we are in. Mr. Reynolds replied that this drought is considered in their calculations. Jim Presby stated that Poland Spring's application seems more like a scientific paper, which should include citations as well as a peer review process.

Dan Yarumian, also an abutter, voiced concern that the recharge area crosses into private property. He suggested that it is not a good idea to take recharge water from other people's property. Terry Walters discussed truck traffic issues, including number of trucks, the noise, straying off the designated route, contributing to increased trash along Route 117, and the need to maintain adequate line of sight at all intersections. Duncan Hewitt expressed concern regarding the future of the Poland Spring site if the plant closes. Dakota, via Zoom, asked questions regarding the size of the actual aquifer as well as the recharge area. Mr. Dubois noted that it is against the law to tamper with a well. He stated that if someone calls with a water complaint, they will send someone out to investigate and work with the property owner.

Maynard Charron asked if the Town of Hollis will receive any additional fees or taxes from these changes? Mr. Mattor replied that taxes are not something the Planning Board considers, and referred him to the Select Board. Barbara Coleman asked questions regarding the spring water that is withdrawn from BH6. Mr. Reynolds stated that spring water is a food group that is defined by the FDA; there are specific conditions that are required for spring water. Ms. Coleman referred to the 2005 Hollis Comprehensive Plan regarding the need to protect the aquifer for the future needs of the Town. Nina Fuller stated that she has a sheep farm with a well that is currently dry. She requested an investigation by Poland Spring.

Joe Carson asked who controls the monitoring. Mr. Reynolds replied that Poland Spring has multiple independent certified geologists who oversee the monitoring. Mr. Reynolds stated that he does not collect data in Hollis, he analyzes the data. Mr. Carson asked about the calibration of the monitoring equipment. Mr. Reynolds replied that the equipment is factory calibrated and is updated periodically. Mr. Presby asked if the DEP had ever required Poland Spring to reduce their withdrawal; the answer is no, although the plant reduced voluntarily in 2016.

Motion made and seconded to close the public hearing; motion carried 6-0-1. The public hearing was closed at 9:10 PM; the Planning Board meeting was reopened. Motion was made and seconded to pursue an independent peer review. Lengthy discussion followed concerning what specifically to request of the reviewer. Emphasis on analyzing and interpreting the existing data, not collecting new data. Motion carried 6-0-1.

Plan for Next Meeting: Wednesday 24 August 2022. Site visit at 11 Wild Acres Drive is scheduled to begin at 5:00 PM. Regular meeting begins at 7:00 PM, to include Public Hearing for Wild Acres.

Adjourn: Meeting adjourned 9:35 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 24 August 2022