



PLANNING BOARD

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

Minutes of Planning Board Meeting 13 July 2022

Members Present: Paul Mattor, Chair; Don Roth Jr, Vice Chair; Gregg McPherson, Tom Witkowski, Jessica Brackett, Heather Sullivan via Zoom. **Others Present:** Mary Hoffman, Select Board; Martha Turner, Secretary; David Galbraith SMPDC via Zoom; Dan Yarumian; Michael Collin, Jerry Collin; Daniel Diffin, Mark Dubois, Brian Rayback, Darren Corey.

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 and seconded to approve the minutes of 23 March 2022 as presented. Motion carried 4-0-2 (Mattor and Witkowski abstained). Motion was made and seconded to approve the minutes of workshop 8 June 2022. Motion carried 3-0-3 (Mattor, Brackett, McPherson abstained).

New Business: Poland Spring CUP amendment #2201-4158. Presented by Mark Dubois, Poland Spring, and Daniel Diffin, Sevee & Maher Engineers. Review of the items included in this application, which was submitted to DEP approximately six months ago. Report has been received from David Galbraith SMPDC. After discussion, motion made and seconded to consider the application complete. Motion carried 5-0-1.

Increasing withdrawal rates from Bore Hole 6 will result in less water being trucked in to the plant for processing, with fewer trucks needed to haul in the water. In response to questions, Mr. Dubois stated that the limiting factor for the plant is the number of lines being run. The second limiting factor is the water supply. The plan is to have one line and one silo dedicated to spring water only. More truck traffic information will be provided for the next meeting. Applicant will contact Hollis Fire Chief Chris Young regarding fire safety issues. Motion was made and seconded to schedule a site visit for Wednesday 10 August 2022 at 5:00 PM. Motion carried 5-0-1. Meet at the parking lot for the California Fields walking area to the right of and behind the SRCTV building on Plains Road. Motion was made and seconded to hold a public hearing during the following meeting at 7:00 PM on Wednesday 10 August 2022. Motion carried 5-0-1.

New 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 **incomplete**. Motion carried 4-0-2. Mr. McPherson stated that he will be abstaining, as he is an abutter. The applicant is asked to provide the following items: (1) a new survey of the revisions, showing a properly recordable new subdivision; (2) a copy of the original letter of approval that was issued when the Wild Acres Subdivision was approved in 2010; (3) a copy of the original DEP report, which required the rain gardens and the vegetated buffers.

Mr. Mattor asked for a written determination from both the CEO and the Select Board indicating that none of the properties involved in either of these applications has any active outstanding violations.

Correspondence: None.

Reports: None

Public Comment: None

Long Range Planning: None

Plan for Next Meeting: Wednesday 10 August 2022.

Adjourn: Meeting adjourned 9:10 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 10 August 2022