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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 24 August 2022

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

**Others Present:** Mary Hoffman & Dave McCubrey, Select Board; Madison Moody, Hollis Conservation Commission; Brian Rayback, Heather Printup, Matt Reynolds, Mark Dubois, Sarah Cohen, Lisa Troup, from Poland Spring; Paul Deschambault, Andrew Dickinson, Terry Walters, Monica Cooper, Charles Sanso, Rachelle McKenzie, Sarah Sorenson, Norman Ng, Tonya Ng, Andy Ces, James Skolas, Amanda McConihe, Dawn Nguyen, Dan Yarumian, Chris Collin, Natalie Walsh, Josh Knox, Michelle Hiltz, Anne Konopka, Chris McGuinness, Margaret Harrison, Jean Thibault, Lauren Patterson, Dorothy Bell, Richard Record, Dave Barrett, Lori Collin, Jerry Collin, Thomas Van Rosendaal, Roxanne Dellafiore, Nancy Conway, Kelly Quinn, Katie Quinn, Donna Conway, Stephen Stark, Andrea Stark, Beatrice Wintle, George Walsh, Mark Patterson, Jim Presby, A. Murphy, A. Meserve, Deb Stanton, Tracey Benson, Hazel Chase, Rick Plummer, Shawn Labrie, Deane Labrie, Barbara Lawson, Julia Ryan, Richard Marion, Nancy Marion, James DeVou, Diane DeVou, Debra Skolas, Richard Murch, Daniel J. Segee, Lloyd Bradbury, Rita Anderson.

**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 10 August 2022 Planning Board as presented. Motion carried 6-0-1. Motion made and seconded to approve the minutes of the 10 August 2022 site visit to **Poland Spring**. Motion carried 5-0-2 (Mattor and McPherson abstained).

**Correspondence:** All Planning Board members received request from Hollis Town Clerk to complete required Freedom of Access Training.

**Reports:** Mary Hoffman reported that the Sports Complex Committee has expanded the playground area and added new equipment. She reported that the Hollis Conservation Commission is working on ways to conserve open space, roadside cleanup efforts, the effects of the Bar Mills dam decommissioning, and the effects of the current Poland Spring CUP application.

**Old Business:** Subdivision amendment application #2202-4252. Application from Chris Collin to amend the Wild Acres subdivision. Mr. Collin provided a brief overview of his plans. Mr. Mattor suspended the regular meeting and opened the public hearing for application #2202-4252. Mark Patterson, a resident of the Wild Acres Subdivision, asked if it is the intent of the Planning Board to make the newly formed lot a part of the existing subdivision, and expressed his hope that this new lot will not become part of the subdivision. Mr. Mattor closed the public hearing and reopened the regular meeting. A report has been received from David Galbraith SMPDC planner.

Mr. Mattor noted that it appears all required information has been submitted and reviewed, the site visit and public hearing have been held. He noted that it is up to the Planning Board to determine whether or not this new lot will be part of the subdivision; he also differentiated between the "subdivision" and the "Homeowners' Association of the Subdivision." Motion was made and seconded to keep the new lot out of the Wild Acres Homeowners' Association. Motion carried 5-0-2 (Mattor and McPherson abstained).

Mr. Galbraith noted that the piece of land purchased from the lot in the subdivision will still have the encumbrances on it from the DEP approval, whether or not the new lot becomes part of the subdivision. Ms. Sullivan made a motion to approve the removal of 0.597 acres of land from the Wild Acres subdivision as requested by Mr. Collin. Motion was seconded; carried 5-0-2 (Mattor and McPherson).



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Members discussed letter from Chief Young suggesting a sprinkler system be required in the new house, even if it is outside the subdivision. Mr. Collin noted that there is also another house on Wild Acres that is not part of the subdivision either. Motion was made and seconded to NOT require a sprinkler system in the new house. Motion carried 5-0-2 (Mattor and McPherson).

Mr. Mattor reviewed the performance standards from Article 1 of the Hollis Subdivision Regulations, each item voted separately as a motion and a second, each item carried 5-0-2 (Mattor and McPherson). The conclusion is that the proposed subdivision amendment:

- 1.1 Will not result in undue water or air pollution;
- 1.2 Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- 1.3 Will not cause an unreasonable burden on an existing water supply, of one is to be utilized;
- 1.4 Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
- 1.5 Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that dangerous or unhealthy condition may result;
- 1.6 Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways and existing or proposed public roads in Hollis, and in an adjacent town where a proposed subdivision crosses municipal boundaries;
- 1.7 Will provide for adequate solid and sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized;
- 1.8 Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat, or rare and irreplaceable natural area or any public rights for physical or visual access to the shoreline, as identified in the Comprehensive Plan;
- 1.9 Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan or land use plan;
- 1.10 Will be developed by a subdivider with adequate financial and technical capacity to meet the standards and requirements in the Subdivision Regulations;
- 1.11 Is in conformance with the Town of Hollis Shoreland Zoning Ordinance;
- 1.12 Will be developed so that all principal structures within the subdivision shall be constructed with their lowest floor, including the basement, at least *one foot* above the 100-year flood elevation in accordance with Hollis Ordinances;
- 1.13 Will provide for adequate storm water management.

Motion was made and seconded to approve the Wild Acres subdivision amendment presented by Chris Collin, to include the following Conditions of Approval:

1. All prior approvals, and any conditions of approval (COA) for the subject property/Wild Acres Subdivision, not specifically modified within these conditions is hereby reaffirmed, unless specifically approved under the Amendment.
2. All stormwater management and buffer features required on the Wild Acres Subdivision, including features located on the proposed buildable lot, and setbacks shall be preserved, including identified buffers, spillways, etc., unless specifically reviewed and approved in writing by the Department of Environmental Protection (MDEP).

Motion carried 5-0-2 (Mattor and McPherson). The application is approved.

**Old Business:** Poland Spring Conditional Use Permit amendment application #2201-4158. Dan Diffin, Sevee & Maher Engineers, presented an overview of the four items included in the application. Matt Reynolds, Project Hydrogeologist from Drumlin Environmental, discussed aquifers, watersheds, and recharge areas. He emphasized that the water table naturally changes up and down. He noted that there is a natural slope from Plains Road north toward Wales Brook. Monitoring will continue to assure there is no negative impact from the increased withdrawal from Borehole 6.



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Sarah Cohen discussed truck traffic. She emphasized the importance of residents letting them know if they observe a truck off-route. Please contact them immediately with the time and place of the observation, as well as identifying information, especially the trailer number. She stated that every meeting begins and ends with discussion of safety and staying on the truck route. She stated that the company will be taking care of the trash on Route 117. In response to questions, she noted that the monthly average total number of trucks daily, including both outbound and inbound, is 289 – 387.

Dan Diffin stated that the proposed new silo will be specific for spring water only. He noted that one of existing lines will be changed to processing spring water only; there will not be a new production line. He discussed the DEP approval process, which required three years of close monitoring. Brian Rayback, of Pierce Atwood, stated that under Maine law, the landowner owns the groundwater. The law prohibits you from depriving a neighbor of the use of their well.

Motion was made and seconded to schedule a second public hearing for Poland Spring. The motion was amended to include a hard cap of 9:00 PM. Motion carried 6-0-1. The hearing will be scheduled for the next Planning Board meeting, Wednesday 14 September 2022 at 7:00 PM. Those who wish to speak will sign in, will be asked to speak one time in order, with a limit of three minutes.

Mr. Mattor stated that he is working with the Select Board to choose an independent hydrogeologist to review the entire application. The applicant will be responsible for covering the costs of an independent review. Mr. Mattor emphasized that he will be going over all the letters and emails that have been received by the Town. Motion was made to hire a traffic engineer; motion failed for lack of a second. Mr. Mattor discussed possible Conditions of Approval that might be attached to the Board's decision. E.g., the applicant agrees to clean up trash, giving locations and frequency.

Mr. Galbraith pointed out that the Hollis Zoning Ordinance requires a decision from the Planning Board within twenty days of the public hearing. Motion was made and seconded to extend the deadline to October 13, 2022. Motion carried 6-0-1. Mr. Diffin stated that Poland Spring is happy to agree to an extension of the deadline.

**Plan for Next Meeting:** Wednesday 14 September 2022, 7:00 PM, to include Poland Spring public hearing.

**Adjourn:** Meeting adjourned 10:00 PM.

Minutes submitted by Martha Turner, Secretary  
Approved as corrected 12 October 2022