



PLANNING BOARD

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

Minutes of Planning Board Meeting 22 February 2023

Members Present: Paul Mattor, Chair; Gregg McPherson, Heather Sullivan, Seth Davis, Stephen Stark, Tom Witkowski

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

Minutes: None

Correspondence: None

Reports: None

New Business: Chief Chris Young, Hollis Fire Department introduced a proposed Residential Sprinkler Ordinance to review and to receive comments in hopes of placing on the upcoming warrant. The proposed ordinance is modeled after the ordinance that Gorham utilizes. NFPA 13 governs residential sprinklers, cisterns don't provide the same level of life safety. Sprinklers allow greater time for escape. Cisterns are costly to the town, they leak, break down, pipes leak or crack. Planning Board would need to hold a public hearing March 8, 2023 to get to June warrant. Commercial properties are already handled at the state level under Fire Marshal review. Board discussion regarding cost vs. benefit, ability for homeowner to install own system, testing, maintenance, life span of system, change of ownership who is responsible for testing, etc. Motion made for clarification on homeowner installation and testing, seconded. Motion carried 5-0-1 (Mattor). Motion made to schedule public hearing for March 8, 2023, seconded. Motion carried 5-0-1 (Mattor).

Old Business: #2022-4253 Brook Hollow Subdivision requested to be postponed to the next meeting.

#2202-4255 Hillside Estates, Michael Lalonde, Land Surveyor Site walk was performed on 2 February 2023. This is a revision to a previously approved subdivision, splitting Lot 6F into 2 lots, extending the road and create 1 more lot. Waivers were requested for the Erosion Sediment Control Report and the Soil Study. Staff unable to located original FOF from initial subdivision approval. Residence will be required to install residential sprinkler. Darling Road will be a private road & verifying the name doesn't conflict with another town road. Private road sign to be placed showing the end of the public way and beginning of the private way. Motion made to make the signage a condition of approval and seconded. Motion carried 5-0-1 (Mattor). Motion made to grant waiver request of High Intensity Soil Survey, seconded. This is a single lot that has a septic design which proved adequate. Motion carried 5-0, waiver approved. Motion made to grant waiver request for Erosion & Sedimentation Control Plan, seconded. This is no different from a single house lot development. Motion carried 5-0-1 (Mattor), waiver approved.

Note #4 regarding the Economic Overlay Zone (EOZ), road frontage on Rt. 117 is required so this would be RR2 only. Geometry of the hammerhead doesn't appear to be 90 degrees. Article 12 has road design standards that recommend 90 degrees. Motion made to record FOF at the York County Registry of Deeds, seconded. Motion carried 5-0-1 (Mattor). Would like to make that a policy. Motion to require residential sprinkler system per Chief Young's memo, seconded. Motion carried 5-0-1 (Mattor).

Mr. Witkowski 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 5-0-1 (Mattor)

- 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 Is not applicable;
- 1.11 Is not applicable;
- 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.

Michael Lalonde verbally requested to waive Standard 1.13. Motion made and seconded to waive Standard 1.13. Motion carried 5-0-1 (Mattor). Motion made to approve Hillside Estates Subdivision Revision, seconded. Motion carried 5-0-1 (Mattor).

##2022-4247 Noble Ridge Subdivision Amendment, William Thompson, BH2M – a simple amendment to the plan with lot line changes. The application is missing a letter of authorization to act on behalf of the owner. Lot 2 has a new construction residence built outside the building envelope causing a lot line move closer to lot 3. Lot 3 will still meet town requirements. Conditions from the first approval as well as conditions pertinent to this proposal have been added to the plan.

Mr. Witkowski 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 5-0-1 (Mattor)

- 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 or 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 made to approve Noble Ridge Subdivision Revision, seconded. Motion carried 5-0-1 (Mattor).

Public Comment:

Long Range Planning:

Plan for Next Meeting: March 8, 2023

Adjourn: Meeting adjourned 9:04 PM.

Minutes submitted by Angela Chute, Admin. Asst.

Approved by Planning Board April 12, 2023

