



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 8 March 2023

Members Present: Paul Mattor, Chair; Don Roth Jr., Vice 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: Mary Hoffman, Board of Selectmen – they're finishing budgets up to get everything in for the warrant.

Paul Mattor requested a motion to suspend the regular business meeting to enter into Public Hearings, so moved and seconded. Vote 5-0-1, motion passed.

Public Hearing:

Zoning Map Interpretation

Raegan Young SMPC

Over the past several months has been working on the project of updating and creating an official Zoning Map to adopt. The current map that is being utilized as a basis was certified by the Town Clerk signature and stapled to a photocopy of the map. The intent is to show new interpretation, accurately showing the Town of Hollis Zoning.

Dan Yarumian, Land Surveyor – currently a resident of Hollis and a land surveyor. Expressed his wishes of utilizing most current tax maps, these maps have inaccuracies and there is a more recent GIS layer.

Raegan explained if it is in the GIS layer it can be reworked. Laying new parallel lines wouldn't change the zone lines when concern was expressed about zone lines that follow property lines. Zoning lines won't change as parcel lines change. The zoning lines are drawn to the best ability based on the technology present. The intent is to adopt a "color layer" vs. "parcel layer."

Paul explained that the next map proposed may be Shoreland Zoning.

Selectman Jack Rogala asked why RR3 isn't cut off straight instead of dog legging down into RR2 to which Paul explained they were utilizing what is currently certified back in 2006 based on the Comprehensive Plan and approved by Claire Dunn. There was additional question about how far down the road it would have to wait to be changed, which is anytime once it's adopted.

Mike Lalonde, Land Surveyor – stated he sees this all the time. states boundary lines in parcels change but the zones do not change unless they go through the process.

Email received from Saco River Corridor Commission requesting their boundaries added to the zoning map, enclosed within the minutes.

Motion to close public hearing, second, motion passed. Public Hearing for Zoning Map Interpretation closed at 7:39PM.

Motion to open public hearing regarding Proposed Residential Sprinkler Ordinance, second, motion passed, public hearing opened.

Chief Chris Young, Town of Hollis gave an overview of the proposed Residential Sprinkler Ordinance. This stems from an increased cost and maintenance of cisterns. This proposal would encompass all homes vs. just subdivisions. Section 4 under State of Maine Title 32 §1372 requires a permit for sprinkler installation. Section 5 also states – State of Maine requires a licensed installer and requires RMS, "Responsible Managing Supervisor" to obtain the permit and oversee the project.

Flashover occurs within 2 minutes in most current residences. Sprinklers would contain to room & content fire, not intended to extinguish entire fire but most often this does occur.

Firefighter deaths are most often attributed to falling through floors due to light construction. Sprinklers provide additional safety for occupants & firefighters with evidence from numerous testing.

Discussion followed regarding different costs and pricing discrepancies. Can pex be utilized instead of copper piping? Melting point of Pex? Will they need bigger well pump vs. water tank? What would the water flow be? Question whether state has tried to push it state wide to which Chief Young stated they have made their stance on sprinklers very clear all over their website.

Is there an alternative to sprinkler systems? The alternative would be to stop using lightweight construction where the glue fails during fires and when it fails it fails quickly.

Harland Huff, Hollis resident – If I was to build a home, I would install a sprinkler system and strongly recommends the proposed ordinance.

Terry Walters – Expressed his respect for Chief Young's perspective however has heard varying numbers. Questions sprinkler installation on new construction vs. renovations. We keep putting restrictions on building and young homeowners can't afford to build. Maybe this proposed ordinance needs to be regulated to lightweight construction only. LD2003 passed due to the need for affordable housing, if you were to add MIL apartment you increase the cost and circumvent the whole point of LD2003. "Generators, security systems but they just aren't in the budget." Heavier construction should be looked at more.

Joshua Morse – email attached here within the minutes.

Hilary Tongue – email attached here within the minutes.

Martha Huff – husband, dad and several generations of firefighters. Hollis has no pressurized hydrants. What is the current number of working hydrants?

Chief Young stated there are 27, 15 of which are cisterns.

Martha Huff – these cisterns are in subdivisions?

Chief Young stated an alarm card tells dispatch what to send for apparatus, the building use, hazards, occupants etc.

Martha Huff asked about fire house and shuttles

Chief Young stated tanks set up and shuttle water dumping into portable tanks, much different than in a city.

Martha Huff – would insurance be lower?

Chief Young – insurance companies are very tight lipped about the impact but it "will help or have an impact." The only pressurized hydrant is at Poland Springs. On YouTube, Mills Falls Fire has a video of a fire that was called in due to a Ring Camera notification.

Don Roth stated there is nothing in the proposed ordinance regarding yearly inspections. Insurance company will need to see that. Do we put something in there because at one point the antifreeze could become an accelerant. Chief Young stated that Gorham has a section where the homeowner goes through a training course to perform inspections excluding the antifreeze systems and must recertify. Change of ownership would require training.

Stephen Stark stated a lot will come down to cost, the system looks like it would pay for itself in 12-25 years.

Heather Sullivan – what is expected moving forward? How does this change planning? Paul explained it would have to change in the ordinance, right now it's do we recommend or not. What are the impacts from the Planning Board Process? Paul advised we offer a forum & leadership.

Heather Sullivan made a motion to postpone a vote on the Proposed Residential Sprinkler Ordinance to the next meeting, second. Motion passed, vote postponed 3/22/2023.

Heather Sullivan made a motion to postpone a vote on the Zoning Map Interpretation to the next meeting, second. Motion passed, vote postponed to 3/22/2023.

Heather Sullivan made a motion to open Planning Board meeting back up, second, motion passed, regular Planning Board meeting re-opened.

New Business:

#2023-4256 MacDonald Acres Subdivision – Sketch Plan Review

Motion made to find application complete, second.

Discussion:

1. Application is complete and escrow has been set up
2. Abutters notified
3. Presentable plan
4. Standard Minor Subdivision
5. Minor
6. Major Impacts – no roads, simple split, all wetlands & shoreland being avoided
Lot 1 driveway issues? 2' contours, driveway will turn into "S" turn
7. Special submittals – waivers, none at this time.
8. Level of review – Planner
9. Advise applicant of next level – complete & straight forward.
10. Site Walk: Heather Sullivan motion to find the application complete, second, vote 6-0-1 (Mattor), motion passed.

Motion made by Greg McPherson made motion to schedule site walk on 3/22/2023 with public hearing to follow, second. Vote 6-0-1 (Mattor), motion passed. Site walk scheduled for 3/22/2023 at 5:00PM meeting at 50 Dennett Road.

Old Business:

Public Comment:

Long Range Planning:

Plan for Next Meeting: March 22, 2023

Adjourn: Meeting adjourned 9:00 PM.

Minutes submitted by Angela Chute, Admin. Asst.

Approved by Planning Board May 10, 2023