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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 26 April 2023

**Members Present:** Paul Mattor, Chair; Don Roth Jr., Vice Chair; Heather Sullivan, Stephen Stark

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

**Minutes:** March 8, 2023 – accepted as written

**Correspondence:** None

**Reports:** Selectman David McCubrey – Reminder taxes are due. May 3, 2023 the RSU 6 officials will be having a meeting over the school budget. May 17, 2023 there is a public hearing over the Town Warrant Articles. June 13, 2023 is voting.

**Public Hearing:** None

**New Business:**

**1. Bean Street Subdivision – Sketch Plan Review**

William Thompson, BH2M

Proposed 4 lot cluster on Lot 9 (52 acres)

Private subsurface waste systems

Private wells

Existing 30,000 gallon cistern.

Private Road under HOA and Road Maintenance Agreement built to Private Way Standards.

Bean Street in its current condition is a Town Road

Robert Hanson, Road Commissioner submitted concerns that the Town Road in its current condition is a substandard gravel road and the applicant will need to bring road up to standard.

William Thompson stated they can get the engineering report for Bean Street, with gravel test cores and determine what's underneath as that is quite a bit of road so he would have to talk with the applicant.

Paul Mattor explained the first 8 lots were not an ordinary subdivision, it was a 15-20 year old illegal subdivision. Nathan Smith Road also had to be brought up to standards as well.

Paul Mattor stated he would like a motion to require an engineering study on Bean Street, motion moved, and seconded.

**Vote: 4-0-1(Mattor), motion passed to require an engineering study.**

Discussion of completeness of the application, the abutter list that Planning Board is longer than the list provided. Geological Study is required or request for waiver.

Heather Sullivan made a motion to find the application complete, seconded by Tom Witkowski.

**Vote: 4-0-1(Mattor), motion passed to find application complete.**

Heather Sullivan made a motion to schedule site walk on May 24, 2023 and notify abutters, meeting at 5:00PM at the far end of Bean Street, seconded.

**Vote: 4-0-1(Mattor), motion passed to schedule site walk for May 24, 2023 at 5:00PM**

Heather Sullivan made a motion to schedule a public hearing on May 24, 2023 at 7:00PM during the regular business meeting, seconded.

**Vote: 4-0-1(Mattor), motion passed to schedule public hearing for May 24, 2023 at 7:00PM**

#### **Old Business:**

##### **1. #2023-4256 MacDonald Acres Subdivision**

Dan Yarumian on behalf of John MacDonald

Final approval had been postponed to this meeting pending further input / documentation regarding residential sprinkler system installation. Extensive review has shown there is nothing written in the ordinance stating they must install the sprinkler system.

Chris Young, Fire Chief Town of Hollis, stated a cistern or sprinkler system is not a requirement but it is a recommendation. Appendix R give a 30,000 gallons as appropriate cistern size amended approximately 3 years ago following the Day Farm. He recommends sprinklers in all new subdivisions as his predecessors started that recommendation and he has followed the same and will always be his recommendation but ultimately it rests on the Board. It could be a condition. The closest dry hydrant is at Bear Hill Road which does not meet the distance recommendation.

5 minute recess to obtain updated cistern requirement and Appendix R

Haley Bell – In the past you've followed the recommendations, is it not a case by case basis?

Paul Mattor stated that the Board makes every effort to be consistent.

What's the difference between waiting 3 years and not coming to subdivision vs. here now?

Paul Mattor stated if the Board can find reason and we don't set precedent

Heather Sullivan requested verification on the dry hydrants in the area from Chief Young.

Chris Young explained there is one at Bear Hill Road which is over 2000' away, 1 at Terrace Estates which is approximately 1000' away. The trucks haul 1000 gallons of water which will fill 1000' of LDH. It takes a significant amount of water to fill and flow LDH.

Tom Witkowski stated he can see both sides of the wait vs. not wait but that's the "risk" of doing business.

Haley Bell expressed the cost of home ownership is a huge hurdle, they're priced out of ownership every day and the lack of affordable housing. The proposed residential sprinkler ordinance was pulled back because there is a cost of concern already.

Kerri (soon to be John's mother in law) stated in the Town of Hollis Ordinance Page 15 Section 14.1 Waivers, a Special Circumstances Waiver can be granted.

Heather Sullivan made a motion to waive the sprinkler system recommendation based on special circumstances in which the property has been in the same family for more than 20 years and the site being built is the nephew of the landowner, and seconded.

**Vote: 4-0-1 (Mattor) motion passed to grant special circumstances waiver as stated above.**

Motion made to approve MacDonald Acres Subdivision, and seconded.

**Vote: 4-0-1 (Mattor), motion passed to approve MacDonald Acres Subdivision.**

##### **#2. Town of Hollis Warrant Article #25**

Paul Mattor went over the changes introducing version 2 on behalf of the Planning Board.

Heather Sullivan made a motion to adopt version 2 of the position paper regarding Article #25, seconded by Tom Witkowski.

**Vote: 5-0, motion passed to adopt version 2 of the position paper regarding Article #25.**

Distribution:

Website

Email distribution lists

Paul will be reading it at the Public Hearing on May 17th, 1<sup>st</sup> paragraph.

Send to Select Board

Public Library Community Board (Heather)

Paul Mattor stated version 3 for distribution will be forthcoming.

**Public Comment:**

**Long Range Planning:**

**Plan for Next Meeting:**

**Adjourn:** Meeting adjourned 9:15 PM.

Minutes submitted by Angela Chute, Admin. Asst.

Approved by Planning Board 5/31/2023

