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**PLANNING BOARD**

Gregg McPherson, Chair

Heather Sullivan, Vice Chair

Don Roth Jr,

Heather Sullivan

Tom Witkowski

Seth Davis

Stephen Stark

**Minutes of Planning Board Meeting 14 February 2024**

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

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

**Minutes:** None

**Correspondence:** None

**Reports:** Selectman Mary Hoffman – Paul Mattor has resigned his position from the Planning Board on Monday, we thank him for his years of service and wish him well. Select Board is working on the budget and the warrant.

**Public Hearing:**

Heather Sullivan made a motion to open the public hearing, seconded by Tom Witkowski.

**Vote: 5-0, motion passed**

Hannah Watson, SMPDC gave overview regarding LD2003 and Accessory Dwelling Units as mandated by the State of Maine. The Town of Hollis Zoning Ordinance has been amended to comply with the requirements as well as requirements for Accessory Dwelling Units.

Flood Plain Management Ordinance is mandated by the State of Maine, has also been amended and the model ordinance has been sent to adoption at Annual Town Meeting.

No public comments regarding these public hearings.

Heather Sullivan made the motion to close the public hearing, seconded by Stephen Stark.

 **Vote: 5-0, motion passed, public hearing closed**

**Old Business:**

1. Hannah Watson, SMPDC

Zoning Ordinance Amendments & Flood Plain Management Ordinance

Hannah stated the only changes to Article 6 were just a little re-arranging, nothing was added. Also, took out the “unit.

Flood Plain Management Ordinance only changes are the effective date, page 10 regarding recreational vehicles changed from 180 days to 90 days.

This model ordinance was provided by the State of Maine to the town with all the required changes.

1. Warrant Articles

Heather Sullivan asked if there were updated warrant articles for review. Angela stated they were being re-worked and available at the next meeting.

**New Business:**

1. Election of Officers

Chair

Motion to nominate Gregg McPherson for Chair, accepted by Gregg, seconded by Stephen Stark

**Vote: 5-0, motion passed, Gregg McPherson elected to Chair position**

Vice Chair

Motion made to nominate Heather Sullivan for Vice Chair, accepted by Gregg, seconded by Tom Witkowski

**Vote: 5-0, motion passed, Heather Sullivan elected to Vice Chair position**

Mary Hoffman stated after conversation with Lee Jay that the Zoning Ordinance Amendments can be finished in it’s entirety by the June 30th deadline and make the Annual Town Meeting and public hearing doable by May 1st. Heather stated she doesn’t feel it’s a good idea to rush with new Chair and Vice Chair in place and what do they do about Cluster Subdivision. Mary stated Cluster has been removed and because Planning Board made a statement regarding the Cluster Subdivision article the Straw Poll became binding. Just finish up what is left and not cancel meetings in the summer. Gregg McPherson asked how did the legal opinion change? Angela will be reaching out to legal to get confirmation of binding non binding.

Due to the time of the meeting ending and work to be accomplished, Board discussion followed regarding adjourning meeting and entering into Zoning Ordinance Amendment Workshop.

 Motion to adjourn meeting and enter into workshop made, seconded by Seth Davis.

 **Vote: 4-1(Witkowski), motion passed, meeting adjourned at 8:00PM and entered into workshop.**

**Public Comment: None**

**Long Range Planning:**

**Plan for Next Meeting:** 2nd Public Hearing on February 28, 2024 at 7:00PM

Continue Zoning Ordinance Work

**Adjourn:** Meeting adjourned 8:00 PM and went into Zoning Ordinance Amendment Workshop

Minutes submitted by Angela Chute, Admin. Asst.