



PLANNING BOARD

Paul Mattor, Chair
Joe Ponzetti, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Bruce Wishart

Minutes of Planning Board Meeting 14 November 2018

Present: Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Bruce Wishart, Peter Lovell, Jessica Brackett. Eric Sanderson SMPDC; Martha Turner, Secretary.

Others Present: See attached.

Call to Order: A quorum being present, the meeting was called to order at 7:05 PM by Chair Paul Mattor at the Hollis Community Center.

Minutes: Motion was made to approve the minutes of 24 October 2018 as presented. Motion was seconded and discussed. Motion carried 5-0-1.

Correspondence: Members received documents related to both of tonight's agenda items.

Reports: John Sheahan, Chair of the New Municipal Complex Committee, reported that the town has signed an agreement with WBRC Architects & Engineers to conduct "visioning sessions" with residents to solicit ideas regarding the town's future. These sessions will be held in January 2019.

The New Municipal Complex Committee will also be holding a TIF information session on Tuesday 11 December at 7:00 PM at the Community Building. A draft of proposed TIF questions was provided tonight.

Old Business: Martha Smith, Highland Ridge Subdivision #2202-4241. Mr. Mattor reported that nothing has been received from the town's attorney, Mary Costigan, in response to the Planning Board's request for further information regarding the issue of right, title, and interest. Mr. Mattor referred back to Attorney Costigan's original opinion of October 24th that Ms. Smith may go ahead with the subdivision:

"Mr. Roy can attend the meeting and oppose the subdivision, but the Board can only consider the subdivision criteria in the ordinance. He does not need to consent to the subdivision in order for it to be approved."

Mr. Ponzetti emphasized that item #3 on the list of requirements for subdivision application is Verification of right, title, or interest in the property. Ms. Brackett noted that Ms. Smith had the title to all three lots when this process began.

Ms. Smith noted that a discrepancy of 2 seconds of a degree between the deed and the plan will be corrected by Middle Branch LLC, Professional Land Surveyors on the final plan to be signed by the Planning Board. Memo will be on file with the minutes of this meeting.

Mr. Ponzetti made a motion that the Planning Board shall accept Attorney Costigan's opinion of October 24, 2018, re: verification of right, title or interest in the property. Motion was seconded and discussed. Motion carried 5-0-1.

Mr. Mattor reviewed Article I of the Hollis Subdivision Regulations re: Highland Ridge Subdivision revision. Findings and voting results are as follows:



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- 1.1 Will not result in undue water or air pollution - this three-lot subdivision will have minimal impact (5-0-1)
- 1.2 Has sufficient water – developer has provided letter from local well driller (5-0-1)
- 1.3 No burden on existing water supply – not using public water supply (5-0-1)
- 1.4 Will not adversely affect ground water – letter from local well driller (5-0-1)
- 1.5 Will not cause unreasonable soil erosion – three lots will have minimal impact (5-0-1)
- 1.6 Will not cause unreasonable road congestion – no impact (5-0-1)
- 1.7 Will provide for adequate waste disposal – existing plans are adequate (5-0-1)
- 1.8 Will not have undue adverse effect on natural beauty, wildlife, etc. - two of the three lots are already developed; the third lot will have minimal impact (5-0-1)
- 1.9 Is in conformance with Comprehensive Plan – yes (5-0-1)
- 1.10 No financial or technical concerns – plans are complete (5-0-1)
- 1.11 Shoreland Zoning Ordinance – not in shoreland zone (5-0-1)
- 1.12 Not in floodplain (5-0-1)
- 1.13 Will provide adequate storm water management – existing drainage is adequate (5-0-1).

Ms. Sullivan made a motion to approve Martha Smith's subdivision application #2202-4241 with one condition: the correction of the seconds of a degree on the final plan. Motion was seconded and discussed. Motion carried 5-0-1. Final plan will be available for signatures at the next meeting.

Old Business: Adam Winslow, Darbick Terrace subdivision revision application #2202-4240. Mr. Mattor reported that no response has been received from Attorney Costigan concerning the handling of boundary disputes among the abutters.

Two abutters, Kathy Atkins and Deborah Nadeau, discussed their continuing concerns about the boundary discrepancies. Ms. Atkins stated that she is going to hire her own surveyor to confirm the boundaries of her property. Ms. Nadeau reported that Middle Branch and Nadeau Land Surveyors are planning to work together and compare their findings in an attempt to find a resolution.

Motion was made and seconded to table further discussion of this application pending a response from Attorney Costigan as well as a report from the two professional surveyors. Motion carried 5-0-1. Mr. Mattor stated that a progress report will be expected at the next meeting on November 28. If no resolution has been reached, he will also request a progress report on Dec. 12.

New Business: None

Public Comment: Atkins & Nadeau, see above

Plan for Next Meeting: The next meeting will be on Wednesday 28 November 2018. Motion was made and seconded to cancel the meeting that would normally be scheduled for 26 December 2018. Motion carried 5-0-1.

Adjourn: Meeting adjourned at 8:35 PM.

Minutes submitted by Martha Turner, Secretary

Approved by Planning Board 28 November 2018

PB

11-14-18

Martha Turner

Adam Winslow

Martha Smith

John Sheahan

Kathryn A. Atkins

Lybora A. Madreau

Paul Madreau