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## PLANNING BOARD

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Paul Mattor, Chair  
Joe Ponzetti, Vice Chair  
Peter Lovell  
Heather Sullivan  
Jessica Brackett  
Max Kenney  
Vacant Seat

### Minutes of Planning Board Meeting 13 February 2019

**Present:** Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Peter Lovell, Max Kenney, Jessica Brackett. Others present: Martha Turner, Secretary; Dave McCubrey, Select Board; Chris Young, Fire Chief; Elizabeth Winslow; Deborah Nadeau; Kathy Atkins; Tim Johnson.

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

**Minutes:** Motion made and seconded to approve minutes of 23 January 2019 as presented. Carried 5-0-1.

**Reports:** Mr. McCubrey reported that the Comprehensive Plan Committee will be resuming this year. He also noted that both the plowing and mowing contracts will be going out for bid this year.

**Correspondence:** None

**Old Business:** Tim Johnson, developer of Cooks Brook Subdivision #2202-4232. As requested by the Planning Board, Mr. Johnson submitted to the town a guaranteed letter of credit to cover the cost of road construction within the subdivision. As the road is now substantially complete, as documented by an engineer's report and by the Hollis Road Commissioner, Mr. Johnson is seeking the release of the balance of his bond.

Ms. Sullivan made a motion to authorize the Select Board to release Mr. Johnson's letter of credit as requested. Motion was seconded and discussed. Mr. Mattor emphasized that this does not include acceptance of the road as a town road. The motion carried 4-1-1.

**Old Business:** Darbick Terrace Subdivision #2202-4240. Following the previous meeting, as requested by the Planning Board, Eric Sanderson of SMPDC contacted Maine Department of Inland Fisheries and Wildlife regarding the wetlands located within the proposed development. The following statement is quoted from the response received from John Perry, Environmental Review Coordinator: "Based on the familiarity of these wetlands, we do not have any Blanding's turtles concerns for this small subdivision since they are extremely ephemeral and seem unlikely to attract Blanding's from nearby Bartlett Pond, given the distance and fragmentation between the areas. We also do not anticipate significant impacts to the species from the well-drilling itself."

Ms. Sullivan made a motion to accept Mr. Perry's opinion regarding the wetlands located within the proposed subdivision. Motion was seconded; motion carried 5-0-1.

Mr. Ponzetti reviewed all items listed under Hollis Subdivision Regulations Section 6.3.B. with results as follows.

1. Location map: all items submitted as requested (5-0-1)
2. Name of subdivision, map and lot numbers: "Amended Subdivision Plan of Lot 4 – Darbick Terrace" – Map 5 Lot 69-4 (5-0-1)
3. Verification of right, title, or interest in the property: determined to be sufficient (4-1-1)
4. {tabled – plan does not indicate monuments at each lot corner} (5-0-1)
5. Copy of deed from which the survey was based: submitted (5-0-1)
6. Covenants and deed restrictions: none (5-0-1)
7. Sewage disposal: individual septic systems for each lot; test pits have been marked for each lot (5-0-1)
8. Water supply: individual wells; letter from well driller (5-0-1)



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9. Date plan prepared, north point, scale, etc.: grid north is shown (instead of magnetic north), all other items appear as specified (4-1-1)
10. York County Soil Survey: submitted as requested (5-0-1)
11. Number of acres, location of property lines, wetlands: indicated as requested (5-0-1)
12. Contour lines: indicated as requested (5-0-1)
13. Flood hazard areas: not located in flood zone (5-0-1)
14. Hydrogeologic assessment: not required (5-0-1)
15. Soil erosion and sedimentation control plan: best practices to be followed at all times, with review by Code Enforcement Officer (5-0-1)
16. Storm water management plan: not required (5-0-1)
17. Road construction: no new roads to be constructed (5-0-1)
18. Performance guarantee; not required, no road construction (5-0-1)

Mr. Ponzetti made a motion to table further review of this application pending submission of a new plan indicating monuments at every corner of each of the four new lots. Motion was seconded; motion carried 5-0-1. This application will be added to the agenda for the next Planning Board meeting on 27 February 2019.

**Old Business:** McGarry Tea House, Shoreland Zone Permit #2200-0300. Ms. McGarry unavailable to attend tonight's meeting; postponed to 27 February 2019.

**New Business:** Fire protection for subdivisions, Hollis Fire Chief Chris Young. Chief Young presented a proposal to update the existing requirements for fire protection within subdivisions. He noted that there are two major changes: first, there is an option for individual residential sprinkler systems; second, the minimum size of the cistern is increased to 30,000 gallons. Chief Young indicated that the existing 10,000-gallon requirement is insufficient. He also stated that individual residential sprinkler systems greatly increase the likelihood of saving both lives and property in case of a fire. Mr. Mattor noted that this requirement is part of the Hollis Subdivision Regulations, not part of the Zoning Ordinance.

Ms. Sullivan made a motion to schedule a public hearing to allow the opportunity for public input. Motion was seconded; motion carried 5-0-1. A public hearing will be scheduled for Wednesday 27 February 2019.

**Public Comment:** None.

**Plan for Next Meeting:** The next Planning Board meeting will be Wednesday 27 February 2019.

**Adjourn:** Meeting adjourned at 8:55 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 27 February 2019