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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 23 January 2019

**Present:** Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Peter Lovell, Max Kenney. Absent: Bruce Wishart, Jessica Brackett. Others present: Martha Turner, Secretary; Dave McCubrey, Select Board; Eric Sanderson, SMPDC; Bill Thompson BH2M; Adam Winslow; Paul & Deborah Nadeau.

**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 9 January 2019 as presented. Carried 4-0-1.

**Reports:** Mr. McCubrey reported on the New Municipal Complex Committee, which will be holding two visioning sessions at the Hollis Community Building during the first week of February. These sessions will be facilitated by WBRC Architects/Engineers. The goal is to allow all residents of Hollis, of all ages, to offer suggestions regarding how they would like to see the Town of Hollis grow in the future.

**Correspondence:** (1) Board members received several items concerning tonight's agenda items. (2) The secretary encouraged all members to attend the MMA's annual training session for Planning Board and Board of Appeals members, scheduled to be held in Portland in March. (3) The secretary announced the resignation of board member Bruce Wishart, who will be working out of state for the next several months. Mr. Mattor expressed his appreciation for Mr. Wishart's years of service to the Planning Board. (4) Chris Young, Hollis Fire Chief, has submitted a draft of new guidelines for fire protection within subdivisions in Hollis. This item will be reviewed at the next meeting.

**Old Business:** Darbick Terrace Subdivision #2202-4240. Deborah Nadeau reported that the two land surveyors are still in the process of exchanging information. The abutters hope to meet with the surveyors prior to the next Planning Board meeting. Ms. Nadeau discussed maps showing protected habitat potentially located within the proposed area to be developed. She indicated that wells drilled in these locations may need additional permits from DEP and Inland Fisheries and Wildlife. Mr. Sanderson will look into this further. However, such permits would be the responsibility of the individual who buys the land.

Mr. Mattor read aloud the memo received from the town's attorney, Mary Costigan, concerning the boundary dispute question. As stated by Attorney Costigan: "...the Planning Board does not have the authority to resolve private land use disputes, such as location of boundaries. When the Planning Board is presented with a professional survey, they can rely on that survey as demonstrating sufficient right, title and interest in the property. The Board can then review the application as presented."

The Darbick Terrace Subdivision will be on the agenda once more at the next meeting, with the possibility of bringing this application to a vote. Any conditions of approval would also be identified at that time.

**Old Business:** Bean Street Subdivision #2202-4237. Mr. Thompson presented copies of the York County Soil Map as requested. Board members discussed the definition of "rear lot" as well as the concept of "frontage." Mr. Thompson noted that he does not know the developer's plans for the remaining land, but he emphasized that any proposed amendment or modification of the approved plan would have to come back to the Planning Board.

The Board members recommended, and Mr. Thompson agreed, that waiting for snow melt before rescheduling the site walk is the best idea, with the public hearing to be scheduled afterwards.

**Public Comment:** None.

**Plan for Next Meeting:** The next Planning Board meeting will be Wednesday 13 February 2019.

**Adjourn:** Meeting adjourned at 7:55 PM.

Minutes submitted by Martha Turner, Secretary

Approved by Planning Board 13 February 2019