



PLANNING BOARD

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

Minutes of Planning Board Meeting 27 February 2019

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

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

Public Hearing: At 7:03 PM, motion was made and seconded to suspend the regular meeting and open the public hearing for the new fire protection regulations. Motion carried 4-0-1.

Chris Young, Hollis Fire Chief, reviewed the proposed changes to the fire protection requirements for subdivisions within the Town of Hollis. Chief Young is proposing to increase the size of the cisterns from 10,000 to 30,000 gallons, and to give developers the option of requiring residential sprinkler systems instead of installing a cistern tank. These would be changes to the existing fire protection regulations that are already part of the Hollis Subdivision Regulations.

Motion was made to approve the new fire protection regulations as proposed by the Fire Chief. Motion seconded; carried 4-0-1.

Motion was made and seconded to close the public hearing and resume the regular Planning Board meeting. Motion carried 4-0-1. Meeting resumed at 7:22 PM.

Minutes: Motion made and seconded to approve minutes 13 February 2019 as presented. Carried 4-0-1.

Reports: None

Correspondence: The secretary presented an announcement that the Saco River Corridor Commission will be holding a public hearing to take testimony regarding potential rule making changes. The hearing will be held on Tuesday 5 March 2019 at the Dayton Town Office at 7:00 PM.

Old Business: Adam Winslow, Darbick Terrace Subdivision #2202-4240. Following the previous discussion of fire protection in subdivisions, Mr. Winslow stated that individual sprinkler systems will be required in the houses to be built on these four new lots.

Mr. Kenney questioned who is responsible for inspecting the newly installed systems. Mr. Young stated that each completed residential sprinkler system is inspected by a third-party inspector who forwards the report to the Fire Chief and to the Code Enforcement Officer.

Mr. Ponzetti made a motion to add the following as a condition of approval for Mr. Winslow's subdivision: "Each residence must include a residential sprinkler system installed to meet NFPA standards." Motion was seconded and discussed. Motion carried 3-1-1.

At the last meeting, the Planning Board noted that one item was not complete on the final plan. Hollis Subdivision Regulations, Article 6.3.B.4., requires indication of the location of monuments at each corner of each lot. The new plan submitted tonight includes the required corner notations. Mr. Kenney made a motion to confirm that the final plan has been revised as required. Motion seconded; carried 3-1-1.



PLANNING BOARD

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

Mr. Mattor asked about the status of the boundary dispute with the abutters. Mr. Winslow replied that there has been no new survey, but he has received a letter from the other surveyor indicating that they have agreed to the subdivision as submitted, although the dispute has not yet been resolved.

Ms. Sullivan made a motion to approve the final plans for Darbick Terrace Subdivision Revision #2202-4240 as presented tonight. Motion was seconded and discussed. Motion carried 3-1-1. Members of the board will sign the final plans before close of meeting tonight.

Old Business: McGarry Tea House, Shoreland Zone Permit #2200-0300, presented by Jack McGarry. The primary issue tonight is the question of who actually owns the triangle of land marked as “area of possible reversionary rights”. Input has been received from the Select Board, the Road Commissioner, and the Code Enforcement Officer, with no resolution of the question of ownership.

Ms. Sullivan made a motion to table further discussion of Shoreland Zone Permit #2200-0300 until Mr. McGarry obtains legal resolution of the ownership of this piece of land. Motion was seconded. Motion carried 4-0-1.

Public Comment: None.

Plan for Next Meeting: The next Planning Board meeting will be Wednesday 13 March 2019. Mr. Mattor asked each board member to review the Hollis Subdivision Regulations Article 4 “Administrative Process” prior to the next meeting, looking for discrepancies, inconsistencies, omissions, or any other items that might impact the subdivision review process; for example, specifically requiring official input from the Fire Chief. Mr. Sanderson emphasized the need for consistency between the Hollis Subdivision Regulations and the Hollis Zoning Ordinance.

Adjourn: Meeting adjourned at 8:35 PM.

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