



PLANNING BOARD

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

Minutes of Planning Board Meeting 24 April 2019

Present: Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Max Kenney, Jessica Brackett, Peter Lovell; Secretary Martha Turner; Dave McCubrey, Select Board; Chris Young, Hollis Fire Chief; Eric Sanderson, SMPDC; Bill Thompson BH2M.

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

Minutes: Motion made and seconded to approve 27 March 2019 minutes as presented. Carried 5-0-1.

Correspondence: Letter from Mike Morse, previously employed by Maine Department of Environmental Protection, now offering environmental consulting services, particularly natural resource evaluation and permitting, and shoreland zoning.

Reports: Mr. McCubrey reported on upcoming meetings. At the May 15 Select Board meeting there will be a public hearing for the June 11 Town Warrant. On Tuesday May 28 at 6:00 PM there will be a meeting with DOT at the Community Building regarding upcoming repairs to the Salmon Falls Bridge, for residents of both Hollis and Buxton. Tuesday June 11 will be elections and Town Meeting at the Community Building.

Mr. Mattor read an announcement from the Hollis Conservation Commission regarding their plans for a Buxton-Hollis Clean Up Day on Saturday, May 18, beginning at 9:00 AM. For more information email hollisconservation@gmail.com.

Mr. Mattor reported that he continues to work with Faith Plummer and Kathy Harriman on updating the town's Comprehensive Plan.

Old Business: Bean Street Subdivision #2202-4237, presented by Bill Thompson from BH2M. The applicant is requesting a date for site visit and public hearing. Ms. Sullivan made a motion to schedule the Bean Street site visit for Wednesday, May 22, at 5:30 PM, with the public hearing to follow at 7:00 PM. Motion was seconded and discussed. Motion carried 5-0-1. Mr. Thompson stated that all boundary lines, lot corners, and test pits will be identified and marked.

New Business: Durgin Road Subdivision #2202-4243, presented by applicant Diane Stults and engineer Jayson Haskell. This is initially presented as a three-lot minor subdivision with an additional lot to be retained by the developer as a rental property. Board members raised questions concerning the shape of the lots and access to the common land. After discussion, the developer agreed to change the application to a four-lot minor subdivision, with three of the lots as a cluster with common open space, and the fourth lot not part of the cluster. After reviewing suggestions from Board members, the applicant agreed to work on alternate plans for the shape of the three cluster lots, to be presented at the next meeting, May 8.



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Review of Hollis Subdivision Regulations Section 4.7.A., Sketch Plan for Minor Subdivisions.

1. The application is complete and the application fee has been paid
2. Abutters will be notified that this application has received and will be on the agenda for May 8
3. Sketch plan shows the geometry of the development
4. The subdivision will be a combination, with one traditional lot and three cluster lots
5. This is a minor subdivision consisting of four lots total
6. Major impacts: none noted at this time
7. Special submittals required: road agreement and homeowners' association agreement
8. Next level: site visit, public hearing, final plan
9. The applicant has been advised to prepare alternative development scenarios for May 8
10. Site inspection: date to be determined.

Ms. Sullivan made a motion to have the secretary send certified letters to all abutters notifying them as soon as a subdivision application is received and placed on the Planning Board Agenda, and the appropriate fee has been paid. Ms. Brackett seconded. Motion carried 5-0-1.

Public Comment: Russell Brackett, a Bean Street resident, expressed concerns about the history of the Bean Street Subdivision. He stated that when he purchased his lot four years ago, he was told it was a legal lot, but after the purchase he discovered it is an illegal lot because it is part of an illegal subdivision. Mr. Mattor emphasized that the purpose of the current subdivision application is to cure the previous violations and create a legal subdivision.

Plan for Next Meeting: Wednesday 8 May 2019.

Adjourn: Meeting adjourned at 9:10 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 8 May 2019