



PLANNING BOARD

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

Minutes of Planning Board Meeting 22 May 2019

Present: Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Max Kenney, Jessica Brackett, Peter Lovell; Secretary Martha Turner; Dave McCubrey, Select Board; Eric Sanderson, SMPDC.

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

Public Hearing: Motion made and seconded to suspend the regular Planning Board meeting and open the Public Hearing for Bean Street Subdivision. Motion carried 5-0-1.

The plans for the subdivision were presented by Bill Thompson BH2M project engineer. No public comments were offered. Motion made and seconded to close Public Hearing and resume Planning Board meeting. Motion carried 5-0-1. Meeting resumed at 7:07 PM.

Minutes: Motion made and seconded to approve minutes of 8 May 2019 as presented. Carried 5-0-1.

Correspondence: Invitation to SMPDC Annual Meeting on Wednesday 5 June 2019.

Reports: Mr. McCubrey reported on upcoming meetings. Tuesday 28 May at 6:00 PM, public hearing with DOT regarding plans for Salmon Falls bridge repairs. Thursday 30 May 7:00 PM at BEMS gym, SAD6 budget meeting. On Friday 31 May from 10-6, and Saturday 1 June from 8-12, residents will have an opportunity to come to the Community Building to review the new town maps in preparation for revaluation. Next Select Board meeting will be 5 June, including presentation from Poland Spring regarding water resources and transportation. Tuesday 11 June is town meeting and elections. Voting will be held at the Community Building this year instead of the fire station.

Old Business: Bean Street Subdivision #2202-4237. Site visit and public hearing were held today. Sketch plan was determined to be complete on 9 January 2019. On that date the application was also determined to be complete, lacking only the USDA soils map, which has since been received. Review of Subdivision Regulations Section 4.8.B, preliminary plan for major subdivisions.

1. Application is complete
2. Abutters and public have been notified
3. Officers and committees have been notified
4. No third-party reviewers required at this time
5. Public hearing held 22 May 2019; no comments received
6. Board comments have been reviewed
7. Comments received from Hollis Fire Chief re: fire protection cistern tank
8. No third-party reviewers have been commissioned
9. Application conforms to all town ordinance and regulations
10. Waivers: see below
11. No performance guarantees required.
12. Conditions of approval: see below
13. FOF will be reviewed at next meeting
14. Approval of final plan to be considered at next meeting



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The developer is requesting a waiver from fire protection requirements. Memo received from Hollis Fire Chief 15 January 2019 requesting installation of 30,000-gallon fire protection cistern. Motion was made and seconded to require the installation of a 30,000-gallon cistern tank for fire protection. Motion carried 5-0-1.

The developer withdrew his request for a waiver of hydrogeological study. Developer will provide a letter from a local well-driller regarding sufficiency of water in the area. Developer withdrew his request for a waiver of debris disposal plan.

Discussion of access to Lot 9, difference between Right of Way vs. Easement. A Right of Way is land owned by the back lot. An Easement is land owned by the front lot giving access to the back lot; the Easement allows access to the back lot across land owned by someone else. Mr. Thompson stated that the deed for Lot 1 will include a 50' easement to allow access to Lot 9.

Motion was made to add the following condition of approval: There will be no further division of any of these lots without Planning Board approval. Motion was seconded and discussed. Carried 5-0-1. Other conditions of approval: a 30,000-gallon fire protection cistern will be constructed; a letter from a local well driller will be provided.

Motion was made and seconded to approve the preliminary plan with conditions noted above, and to move on to final plan review. Motion carried 5-0-1.

Old Business: Durgin Road Subdivision #2202-4243. A site walk was held today. A hydrogeologic report has been provided. The applicant has withdrawn the proposed road agreement. Board members and applicants discussed at length their concerns about ways to assure that the road continues to be maintained, and ways for new owners to contribute to maintenance costs. The developer stated she will investigate incorporating specific language into each of the three deeds to require each homeowner to participate equally in the maintenance of Durgin Road.

In response to concerns expressed by residents of Durgin Road, the developer agreed to clearly mark the eastern boundary of the common area with signs and/or markers such as a galvanized stake so the property line is easily identifiable. Ms. Sullivan made a motion to include this requirement as a condition of approval. Motion was seconded and discussed. Motion carried 5-0-1.

New Business: Day Farm Estates Subdivision #2202-4233, proposed amendment, presented by Joshua Waterhouse, developer. Hollis Code Enforcement has discovered that houses are being constructed in this subdivision without the installation of the residential sprinkler systems which were required on the original plan. Mr. Waterhouse is proposing a revision of the subdivision plan to allow installation of a 30,000-gallon cistern tank for fire protection.

After discussion, the Planning Board requests submission of a revised plan showing the location of the proposed tank within the town of Hollis, as well as documentation that this meets the approval of the fire chiefs of both Lyman and Hollis. The developer will submit these items for the next meeting, including completion of the "revisions" section of the amended plan.

Mr. Ponzetti made a motion to require that the tank be installed and inspected by the Hollis Fire Chief before any occupancy permits are issued. Motion was seconded. Motion carried 5-0-1.



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Public Comment: Durgin Road abutters expressed concerns about road maintenance, maintenance of open space, and clear markings required for boundaries of open space.

Susan Oleson, Day Farm Estates abutter, expressed concerns about Day Farm construction debris being dumped on her property.

Joseph Carson, Hollis Resident, addressed the Board concerning zoning and lot sizes in the NHRCZ. He stated he would like to give his children 3-acre lots, but the minimum lot size in that zone is currently 5 acres. Mr. Mattor explained that the current zoning is based on the town's Comprehensive Plan. Ms. Sullivan noted that Mr. Carson could submit a citizens' petition to change the zoning requirements.

Plan for Next Meeting: Wednesday 12 June 2019, 7:00 PM, to begin with Durgin Road Subdivision Public Hearing.

Adjourn: Meeting adjourned at 9:30 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 12 June 2019



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Durgin Road Subdivision #2202-4243
Minutes of Site Visit
Wednesday 22 May 2019, 4:30 PM

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

Others present: see below.

Planning Board members met at the Durgin Road Subdivision located at the intersection of Durgin Road and Plains Road, Map 15 Lot 10. It was noted that Durgin Road is a private road, plowed and maintained by a Durgin Road resident. Comments were made that the road appears to be in very good condition even though it is not paved.

Neighbors requested that the eastern border of the open space be clearly and visibly marked. They also requested that the driveway for Lot 4 be located as far to the left as possible, for privacy and traffic concerns.

Durgin Rd.

5-22-19

Martha Turner

PAUL MATTOR

Peter Lovell

Jayson Haskell

Max Kenney

Diane Strits

Heather Sullivan

Eric Sanderson

PHILLIP DUKERELL

STEVEN A. DOR

Peter Rauschel

Bea Wintle

Casey Day

Nancy Langley

Jessica Brackett

Joe Ponzetti



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Bean Street Subdivision #2202-4237
Minutes of Site Visit
Wednesday 22 May 2019, 5:30 PM

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

Others present: see below.

Planning Board members met at the Bean Street Subdivision, Map 12 Lots 15-1 to 15-9. Members walked along Bean Street and observed the flags marking the lot lines and test pits. Those lots that are already developed were noted, as well as the location of the three undeveloped lots on Bean Street.

Neighbors expressed concerns about the condition of Bean Street, noting that it is not paved along this portion, and dust from traffic is a major concern. Bean Street is a public road, plowed and maintained by the Town of Hollis.

Bean St. 5-22-19

Eric Sanderson
Heather Sullivan
Jessica Brackett
Max Kenney
Bill Thompson
Pete Lovell
Nancy + Bob Cairns
Faith Plummer
Joe Ponzetti
Christine + Ed Ebert