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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 12 June 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 7:02 PM by Chair Paul Mattor.

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

Abutter K. Quinn requested a review of the subdivision plans. Overview was provided by Jayson Haskell and Diane Stultz.

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 22 May 2019 as presented. Carried 5-0-1.

**Correspondence:** Hollis Annual Report is available.

**Reports:** Mr. McCubrey reported that all warrant articles passed at town meeting on 11 June 2019; this includes next year's budget for the Planning Board.

John Paul Rondeau reported on the Hollis Community Day/Pirate Fest scheduled for Saturday 10 August 2019.

Joe Ponzetti has announced that he will not be renewing his appointment to the Planning Board. Mr. Mattor thanked him for his service, and extended an invitation to other Hollis residents who might be interested.

**Old Business:** Day Farm Estates #2202-4233 subdivision revision. Developer Joshua Waterhouse presented the final plan for the amendment to Day Farm Estates, including the location for a 30,000-gallon fire tank on Lot 1 in Hollis. Motion was made and seconded to accept the final plan as presented. Motion carried 5-0-1. All members signed the final plan.

**Old Business:** Durgin Road Subdivision #2202-4243. Diane Stultz, developer, presented a draft of a proposed "Addendum to the Purchase and Sale Agreement" which would require the purchasers of each new lot to participate in the repair and maintenance of Durgin Road. This would not be part of the deed. Members discussed the pros and cons of such a document.

Members discussed Note #14 on the subdivision plan, concerning common ownership of the open space. Motion was made and seconded to ask the applicant to come back to the Board with a Homeowners' Association document, including language requiring participation in expenses for maintenance of Durgin Road. Motion carried 4-0-2.

Review of Subdivision Regulations Article 6.3.B, including results of voting on each item:



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"The application for approval of a Minor Subdivision shall include the following information:

1. Location map: yes; existing subdivisions in vicinity: none; proposed streets: none; designation of zoning districts: yes. 5-0-1
2. Name of subdivision: Durgin Road Estates; Map 12 Lot 10. 5-0-1
3. Right, title, or interest in property: deed submitted. 5-0-1
4. Boundary survey certified by licensed land surveyor: yes. 5-0-1
5. "A copy of all covenants, easements, rights-of-way, or other encumbrances currently affecting the property" – not submitted.
6. "A copy of all covenants and deed restrictions intended to cover all or part of the lots in the subdivision" – not submitted.
7. Location and analysis of test pits for subsurface wastewater disposal systems: yes. 5-0-1
8. Water supply: individual private wells; hydrogeologic assessment from Summit Geoengineering Services. 5-0-1
9. Date, north point, scale, owners, abutters: yes. 5-0-1
10. York County Soil Survey
11. Number of acres, location of property lines, wetlands: yes. 5-0-1
12. Contour lines: yes. 5-0-1
13. Not in flood zone, wetlands are shown: yes. 5-0-1
14. Hydrogeologic assessment from Summit Geoengineering. 5-0-1
15. Soil erosion and sedimentation control plan not required as no new road is planned. 5-0-1
16. Storm water management plan: yes. 5-0-1
17. Road construction and storm drainage design: not needed, no road construction. 5-0-1
18. No performance guarantee required. 5-0-1
19. Fire protection will be provided by installation of individual sprinkler systems designed to NFPA standards in the three new houses. 5-0-1.

**Old Business:** Bean Street Subdivision #2202-4237 postponed until next meeting at the request of the developer.

**Public Comment:** None

**Plan for Next Meeting:** Wednesday 26 June 2019, 7:00 PM.

**Adjourn:** Meeting adjourned at 8:30 PM

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 26 June 2019

PB

6-12-19

Marsha Turner  
Joshua Waterhouse  
Kelly Quinn  
Katie Quinn  
John Stults  
Diane Streets  
Jayson Haskell  
Dave McCubrey