



PLANNING BOARD

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

Minutes of Planning Board Meeting 09 October 2019

Present: Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Jessica Brackett. Tammy Munson; Code Enforcement Officer, Secretary; Eric Sanderson SMPDC.

Call to Order: A quorum being present, meeting was called to order at 7:07 PM by Chair Paul Mattor.

Minutes: Motion made and seconded to approve minutes of 28 August 2019 as presented. Carried 3-0-1.

Correspondence: None

Reports: None

Old Business: Review of proposed changes to the Hollis Zoning Ordinance. The changes to Article 1, Section 1.4, Non-Conforming Uses and Structures, would shift the responsibility from the Planning Board to the Code Enforcement Officer regarding whether setback requirements are being met "to the greatest practical extent." Any appeal of a Code Enforcement decision goes to the Hollis Board of Appeals.

Members discussed the addition of Section 1.4.2.5 to read as follows: "The Code Enforcement Officer reserves the right to refer an application to the Planning Board for their review and decision." Motion was made and seconded to approve this item as well as the proposed changes to 1.4.2.2, 1.4.2.3, and 1.4.2.4. Motion carried 4-0-1.

Review of proposed additions to Article 8.2, regarding cluster subdivisions. During discussion, members questioned whether the submission of this item was done properly, noting that the Select Board did not actually take a vote. Motion was made and seconded to not review or recommend the proposed changes to Article 8.2. Motion carried 4-0-1.

New Business: An engaging discussion by the Board took place regarding long-range planning, the comprehensive plan and various Ordinance changes including, but not limited to, tiny houses, accessory dwelling units and cluster housing.

Public Comment: There was no public comment other than participation in an active discussion with the board regarding new business.

Plan for Next Meeting: The next regularly scheduled Planning Board meeting will be Wednesday 23 October 2019. After discussion, with the note that there are no pending agenda items at this time, the Board will continue discussions about future zoning changes with the understanding that a regular formatted meeting may be called if circumstances warrant.

Adjourn: Meeting adjourned at 8:34 PM

Minutes submitted by Tammy Munson, Code Enforcement Officer