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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 10 June 2020

**Present:** Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Heather Sullivan, Jessica Brackett. Tammy Munson, Code Enforcement Officer; Martha Turner, Secretary; Eric Sanderson, Southern Maine Planning and Development Commission (SMPDC). Rich McKinnon, Bruce and Linda Theriault, Donald Roth, Lisa Tripp, Alicia Lister, Roslyn Landry. Select Board members: Jack Rogala, David McCubrey.

**Call to Order:** A quorum being present, meeting was called to order at 6:06 PM by Chair Paul Mattor, via Zoom.

**Public Hearing:** Motion was made and seconded to suspend the regular meeting and open the public hearing for 18 George Connors Road. Motion carried 4-0-1. Public hearing opened at 6:14 PM. Mr. Mattor acknowledged all members of the public who had joined the meeting online; no one offered any comments or questions. Public hearing was closed at 6:18 PM.

**Unfinished Business:** Rich McKinnon, Shoreland Zoning Permit #2201-4136, 18 George Connors Road. Mr. Mattor reviewed all items on Page 5 of the Hollis Shoreland Zoning Ordinance (SZO).

1. Will maintain safe and healthful conditions: Mr. Lovell suggested that this project will actually improve safety and erosion control. Voting in favor: 4-0-1.
2. Will not result in water pollution, erosion or sedimentation to surface waters: best management practices at all times, with oversight by Hollis Code Enforcement Officer. Voting in favor: 4-0-1.
3. Provide for disposal of wastewater: none will be generated. Voting in favor 4-0-1.
4. Will not have adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat: this project will have no impact. Voting in favor: 4-0-1.
5. Will conserve shore cover and visual, as well as actual, points of access to the water: this project will have no impact. Voting in favor: 4-0-1.
6. Will protect archaeological and historic resources: this ground had been disturbed previously, thus the new project will have no impact. Voting in favor: 4-0-1.
7. Will avoid problems associated with flood plain development and use: this project will be outside the flood plain. Voting in favor: 4-0-1.
8. Conformance with Chapter 17 of the SZO. Mr. Mattor reviewed all items from Chapter 17. He noted that these items do not apply to this project. Voting in favor: 4-0-1.

**Public Comment:** Roslyn Landry questioned whether Mr. McKinnon's project will increase the existing building by more than 30%. Ms. Munson noted that this project is for a patio only, which is accessory to the structure and will not increase building size. Ms. Landry expressed concern regarding the proposed use of concrete footings. Ms. Munson replied that Mr. McKinnon will be using only landscaping timbers and all-natural materials, not concrete footings.

**Motion to approve:** Ms. Brackett moved to approve application #2210-4136, Shoreland Zone Permit for Rich McKinnon, 18 George Connors Road, Hollis ME. Motion was seconded; carried 4-0-1.

The standard conditions of approval will apply. Mr. Mattor also asked Ms. Munson to confirm that the DEP Permit by Rule is in order. No additional conditions will be attached.



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**New Business:** Bruce and Linda Theriault, 60 Waters Edge, Shoreland Zone application. #2200-0800. This project has been approved by the Saco River Corridor Commission and DEP, to include permanent steps down the bank to a seasonal 10 X 10 dock.

Mr. Mattor reviewed Section 1.3 of the SZO. Ms. Munson confirmed that this property is not in tree growth or open space protection. Mr. Mattor noted the submission of all required documents, and reviewed the SZO Use Table. Use 22, Structures accessory to allowed uses, requires Planning Board approval, as does Use 23.b., for the permanent steps leading down to the dock.

Mr. Theriault noted that he had been approved by the Planning Board for a different project previously, also for this location, but that project was voted down by the homeowners' association.

Motion was made to waive a site visit, relying instead on the CEO's reconnaissance. Motion was seconded and discussed. Ms. Munson noted that she has been visiting the site and is working with Mr. Theriault on this project. She will provide further photographic documentation. Motion carried 4-0-1. A public hearing will be scheduled for Wednesday 24 June 2020.

**New Business:** 36 Lisa Lane, application for subdivision amendment #2200-0900, seeking to divide one lot into two.

Don Roth, owner and applicant.

Mr. Mattor reviewed Subdivision Regulations Article 7 Section 7-2. Items determined to be missing: letter from local well driller, report from soils scientist, culverts and drainage not noted on plan, traffic study. Mr. Mattor noted that if the Board is reviewing the entire subdivision, then the abutters of the entire subdivision need to be notified, including across Deerwander Road. Discussion of whether this is RR2 or RR3 zone. Is the subdivision located over a sand and gravel aquifer?

Motion was made to consider Mr. Roth's application incomplete. Motion was seconded and discussed; carried 4-0-1.

Mr. Roth noted that when the subdivision was first approved in 1997, one individual purchased two adjoining lots which were then taxed as one lot. There is one deed, which refers to Parcel 1 and Parcel 2. He is only seeking to divide the one lot back into the two lots that were originally approved. Lengthy discussion of one lot vs. two lots. Can this be solved by a simple easement? Or a lot line adjustment? Ms. Munson will work with the applicant (and legal counsel if necessary) to determine one lot vs. two existing lots.

**Minutes:** Motion was made and seconded to approve minutes of 27 May 2020. Carried 4-0-1.

**Correspondence:** None

**Reports:** Tammy Munson reported on CEO activity. Mr. Mattor reported that the Hollis Select Board has not yet reviewed the MOU from SMPDC for updating the Hollis Shoreland Zoning Ordinance.

**Plan for Next Meeting:** Wednesday 24 June 2020 at 6:00 PM, beginning with public hearing for 60 Waters Edge. This will be a Zoom meeting once again.

**Adjourn:** Meeting adjourned at 9:09 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 24 June 2020