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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 24 June 2020

**Present:** Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Heather Sullivan, Jessica Brackett. Tammy Munson, Code Enforcement Officer; Dave McCubrey, Select Board; Bennet Flinner, Select Board Office Assistant; Martha Turner, Secretary; Eric Sanderson, Southern Maine Planning and Development Commission (SMPDC). Bruce and Linda Theriault, Donald Roth, Lisa Tripp, Matt Johnson.

**Call to Order:** A quorum being present, meeting was called to order at 6:05 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 60 Waters Edge #2200-0800. Motion carried 4-0-1. Public hearing opened at 6:07 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 6:10 PM.

**Minutes:** Motion was made and seconded to approve minutes of 10 June 2020. Discussion: Mr. Mattor asked to have the application account numbers added to the minutes. Carried 4-0-1.

**Correspondence:** None

**Reports:** Tammy Munson reported on CEO activity. Mr. McCubrey reported that there will be a Zoom meeting tomorrow night for the Select Board candidates who will be on the ballot in July. Mr. Mattor reported that the Select Board voted not to update the Shoreland Zoning Ordinance at this time.

**Unfinished Business:** Bruce and Linda Theriault, Shoreland Zoning Permit #2200-0800, 60 Waters Edge, Map 10 Lot 18-6. The plan is for a permanent set of stairs leading down to a seasonal dock, plus a line of rocks along the association's easement area. Mr. Theriault stated that the line of rocks will not allow for vehicle access, although some will be small enough to move if emergency vehicle access is required. This project has been approved by the Saco River Corridor Commission and DEP. Sedimentation and erosion control will be supervised by CEO.

Mr. Mattor reviewed all items on Page 5 of the Hollis Shoreland Zoning Ordinance (SZO).

1. Will maintain safe and healthful conditions: **this project will provide safe access to the Saco River.** Voting in favor: 4-0-1.
2. Will not result in water pollution, erosion or sedimentation to surface waters: **CEO will inspect seasonally until revegetation is established.** 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: **minimal disturbance of shore cover; visual access will include a seasonal dock.** 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: **the dock and lower stairs will be removed in the winter.** 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.



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**Motion to approve:** Ms. Brackett moved to approve application #2200-0800 Shoreland Zone Permit for Bruce and Linda Theriault, 60 Waters Edge, Hollis ME, to include two special conditions: CEO will oversee and approve all erosion control measures during construction; after completion, CEO will inspect seasonally until revegetation is established and stabilized. Motion was seconded; carried 4-0-1.

**Unfinished business:** 36 Lisa Lane, Map 5 Lot 55, application for subdivision amendment #2200-0900, seeking to divide one lot into two. Don Roth, owner and applicant. Ms. Munson reported that research has shown that the lot in question was not part of the original subdivision, and thus does not require Planning Board approval. The application was determined to be incomplete at the June 10 Planning Board meeting.

Motion was made and seconded to remand this incomplete application back to the applicant, for follow-up with Code Enforcement. Motion carried 4-0-1.

**New Business:** #2202-4137, Shoreland Zone Application, 8 White Pine Drive, Gordon Atkinson, Map 25 Lot 17. Mr. Atkinson stated that he would like to demolish the existing house and rebuild on the existing foundation, and add a set of stairs down to the river. The building is located 93' from the Saco River in the LSZ. There are also two small areas of buried trash that will be excavated. Mr. Atkinson stated that no new well or septic system will be required.

Motion was made and seconded to find the application complete. Carried 4-0-1. Moved and seconded to schedule site visit and public hearing for the next meeting, July 8. Carried 4-0-1.

**Public Comment:** None

**Plan for Next Meeting:** Wednesday 8 July 2020. At 6:00 PM there will be a site visit at 8 White Pine Drive. The regular meeting will be a Zoom meeting at 7:00 PM, starting with public hearing for 8 White Pine Drive.

**Adjourn:** Meeting adjourned at 7:40 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 8 July 2020