



PLANNING BOARD

Paul Mattor, Chair
Max Kenney, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Tom Witkowski
Don Roth Jr.

Minutes of Planning Board Meeting 26 August 2020

Present: Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Heather Sullivan, Jessica Brackett, Tom Witkowski. Dave McCubrey and Jack Rogala, Select Board; Tammy Munson, Code Enforcement Officer; Bennet Flinner, Select Board Office Assistant; Martha Turner, Secretary; Eric Sanderson SMPDC; Joyce Foley and Pete Talbot, Limington Planning Board; William Thompson BH2M; Becky Bowley, Betsy St. Pierre, Dave Slonina, Josh and Mary Christensen, Jim Bickford. Absent: Don Roth Jr.

Call to Order: A quorum being present, meeting was called to order at 7:10 PM by Chair Paul Mattor, via Zoom.

Minutes: Motion was made to approve minutes of 22 July 2020. Motion was seconded; carried 4-0-2. (There was no meeting on 12 August 2020.)

Correspondence: Announcement of MMA workshop for Planning Boards & Boards of Appeal 9/9/2020.

Reports: Tammy Munson reported on CEO activity.

New Business: Shoreland Zoning Permit #2201-4138, Jim Bickford, 49 Young Road. Mr. Bickford would like to remove the existing building and replace it with a house that is the same size but is more compliant with setback requirements. The Planning Board can designate the Code Enforcement Officer to determine that the setbacks are met to the greatest extent possible.

Motion was made and seconded to not find the application complete, and to remand the application back to the Code Enforcement Officer. Motion carried 5-0-1.

New Business: Totem Pines subdivision application #2202-4245. Betsy St. Pierre developer; and William Thompson, Project Manager, BH2M. Mr. Thompson noted that there will be an 800' internal road to be called Totem Pines Drive, with a suitable turnaround, and built to town standards. All driveways will be located off this private road. There will be a total of 12 house lots, plus the designated open space owned in common, and a parcel of remaining land to be retained by Ms. St. Pierre. The remaining land will be designated Lot #13.

Motion was made and seconded to find the sketch plan application #2202-4245 to be complete. Motion carried 4-1-1.

Motion was made and seconded to schedule site visit and public hearing for next meeting, Wednesday 9 September 2020; site visit at 5:30 PM, regular meeting at 7:00 PM via Zoom, to begin with public hearing. Motion carried 5-0-1.



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Joyce Foley, Limington Planning Board, noted that the current project does not impact Limington at this time. If Lot #13 should be developed in the future, this is the parcel that includes Limington property; their Planning Board would definitely like to be involved. She noted that their next meeting will be September 14, at which time they will vote on this issue, and will inform Hollis of their official vote. Mr. Mattor emphasized that they are welcome to attend any future meetings concerning this subdivision.

New Business: Annual election of officers. Motion to nominate Paul Mattor to continue as Chair. Motion was seconded; carried 5-0-1. Mr. Mattor accepted. Motion to nominate Max Kenny to continue as Vice Chair. Motion was seconded; carried 5-0-1.

Long Range Planning: Discussion of pros and cons of cluster subdivisions for purposes of inclusion in the revised comprehensive plan. Emphasis on minimizing the visual impact of subdivisions. Mr. Mattor noted that the final revised plan will require public hearings and will appear on the town ballot for final approval.

Public Comment: Regarding the proposed Totem Pines subdivision, Eric Azara expressed concern regarding the possible impact on his farm which abuts this property.

Plan for Next Meeting: Wednesday 9 September 2020; 5:30 PM site visit at Totem Pines on Nathan Smith Road; 7:00 PM Zoom meeting, to begin with subdivision public hearing.

Adjourn: Meeting adjourned at 9:00 PM.

Minutes submitted by Martha Turner, Secretary