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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 13 January 2021

**Members Present:** Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Heather Sullivan, Don Roth, Jr., Tom Witkowski, Jessica Brackett.

**Others Present:** Dave McCubrey, Jack Rogala, Mary Hoffman, Select Board; Tammy Munson, Code Enforcement Officer; Bennet Flinner, Select Board Office Assistant; Martha Huff, Town Clerk; Martha Turner, Secretary; Eric Sanderson SMPDC; William Thompson BH2M; Joshua Morse, Benjamin Gagnon, Kara Patenaude, Rachel Gilmore, Leo McConnell, Dan Diffin.

**Call to Order:** All members present, meeting called to order at 7:04 PM by Chair Paul Mattor, via Zoom.

**Minutes:** Motion was made to approve minutes of 23 December 2020; motion seconded; carried 5-0-2.

**Correspondence:** None

**Reports:** Tammy Munson reported on CEO activity. She is working on a couple of Shoreland Zoning permits as well as some proposed ordinance changes. Mr. McCubrey emphasized the need for the Planning Board to review any proposed ordinance changes as soon as possible, so public hearings can be held in March.

Mr. Mattor reported that the Hollis Conservation Commission is seeking new active members, to promote and develop the natural resources in the town. Please contact Chairman John Mattor: [mattor@sacoriver.net](mailto:mattor@sacoriver.net).

**Unfinished Business:** Poland Spring Conditional Use Permit #2201-4140. This application was reviewed and approved at the last Planning Board meeting. Mr. Mattor reported that it was subsequently discovered that we did not have proper notification of all abutters prior to the public hearing. Motion was made to rescind the approval of Poland Spring CUP #2201-4140 and move back to the public hearing stage. Motion was seconded and discussed; carried 6-0-1. Motion was made and seconded to schedule Poland Spring public hearing for 27 January 2021. Carried 6-0-1.

**New Business:** William Thompson of BH2M, representing the developer Van Hertel, is presenting the plans for two new subdivisions. Mr. Mattor noted that the names of some of the abutters were missing from the lists submitted; thus, not all abutters have been notified of the receipt of the applications prior to tonight's meeting. The abutters' lists will be corrected, notices sent, and the two subdivisions will be on the agenda for 27 January 2021.

**Public Comment:** None

**Plan for Next Meeting:** Wednesday 27 January, 2021, 7:00 PM via Zoom, to begin with Poland Spring Public Hearing.

**Adjourn:** Meeting adjourned at 7:41 PM.

Minutes submitted by Martha Turner, Secretary