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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 27 January 2021

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

**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 Bowe, David Harmon, Kara Patenaude, Rachel Gilmore, Leo McConnell, Dan Diffin, Matt Reynolds, Dan Yarumian, Joshua Morse, Brian Rayback, Kyle Staples.

**Call to Order:** A quorum being present, meeting was called to order at 7:03 PM by Chair Paul Mattor, via Zoom.

**Public Hearing:** Motion made and seconded to suspend regular meeting and open public hearing for Poland Spring Conditional Use Permit #2201-4140. Motion carried 5-0-1. Public hearing opened at 7:07 PM.

Leo McConnell and Dan Diffin presented an overview of the four separate projects included in this application. Mr. Yarumian question: why couldn't the solar panels be installed on the roof of the plant? Answer: the roof wouldn't have the ability to support the weight. Mr. Yarumian question: will these projects result in increased truck traffic? Answer: There will be no change. The test well had already been installed but hadn't been brought online. The offload area is something that won't be used on a regular basis. The solar project sits 40-50 feet above Killick Pond, so nothing should be visible from the pond. Mr. Yarumian expressed his concern that the fence looks like it is going to push wildlife toward the road. Mr. Diffin noted that there will be a 50' vegetated buffer zone that should be adequate for wildlife movement.

With no other comments being offered, motion to close public hearing at 7:23 PM. Motion was seconded; carried 5-0-1.

**Minutes:** Motion was made to approve minutes of 13 January 2021; motion was seconded and discussed. Suggested to divide the two new subdivisions into separate paragraphs, one for Harmon Farm Estates #2202-4236, and one for Noble Ridge Estates #2202-4247. Motion carried 5-0-1 to accept minutes as amended.

**Correspondence:** Announcement from MMA for "Local Planning Boards & Boards of Appeal" Zoom webinar 24 February 2021. Please contact secretary if interested in attending.

**Reports:** CEO, at the request of the Select Board, has been working on a couple of new ordinances. These will be discussed in detail tonight.

**Unfinished Business:** Poland Spring Conditional Use Permit #2201-4140. This application was reviewed and approved by the Planning Board on 23 December 2020. Mr. Mattor reported that it was subsequently discovered that we did not have proper notification of all abutters prior to the public hearing. Therefore, a new public hearing was scheduled, with proper notification being sent to all abutters. Having heard all input from those members of the public attending tonight, motion was made to accept the discussions, decisions, votes and findings of fact that were previously approved by the Planning Board on 23 December 2020. Motion was seconded and discussed. Motion carried 5-0-1.

**New Business:** Harmon Farm Estates Subdivision #2202-4236. Presented by Bill Thompson BH2M representing the developer, Van Hertel. This is planned to be a 4-lot cluster subdivision off Sarah Vaughn Road, including a new private road to be called Harmon Way. Motion was made and seconded to accept the application as complete. Motion carried 5-0-1. The application is complete.



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Discussion of scheduling site walk and public hearing. Mr. Mattor noted that site walks are typically not scheduled when there is snow cover obscuring the ground conditions. Members suggested scheduling the site walk, with the understanding that it may have to be postponed if there is more than a dusting of snow. Mr. Thompson agreed. Motion to schedule the Harmon Farm Estates site walk for Saturday morning 13 February 2021. Motion seconded; carried 5-0-1. Motion to schedule the public hearing on Wednesday 24 February 2021 if site walk has been completed by that date. Motion seconded; carried 5-0-1.

**New Business:** Noble Ridge Estates, Subdivision #2202-4247, presented by Bill Thompson BH2M representing the developer, Van Hertel. This is proposed to be a 7-lot cluster subdivision, including a new private road to be called Noble Way. Motion was made and seconded to consider the application to be complete. Motion carried 5-0-1. The application is complete.

Discussion of scheduling site walk and public hearing, with same concerns about snow cover. Motion to schedule site walk for Saturday morning 13 February 2021, dependent on weather. Motion seconded; carried 5-0-1. Motion to schedule public hearing for 24 February 2021 if site walk has been completed by that date. Motion seconded; carried 5-0-1.

Letters to abutters of both subdivisions, as well as advertisements, will advise the public to check the Hollis website for updates in case of cancellation due to weather conditions.

**New Business:** Proposed new Residential Growth Ordinance. The Planning Board is tasked with determining whether the proposed ordinance is in line with the Comprehensive Plan and the Zoning Ordinance. If such an ordinance is passed, the Planning Board will be tasked with reviewing and updating every three years. Members discussed whether there is a need for such an ordinance. Hollis has previously had a growth ordinance which was recently voted down by the town. Select Board members have received inquiries from residents who are concerned about the number of people moving into town as well as increase in traffic.

Does the Planning Board want to endorse this ordinance? Or send it back to the Select Board? Or table for further discussion? Motion was made to table the ordinance to determine if it is needed or not. Motion failed for lack of a second.

**New Business:** Proposed Marijuana Business Licensing Ordinance. This ordinance would cover both adult use and medical marijuana businesses. Lengthy discussion. The focus for the Planning Board will be on the zones in which each type of activity is allowed or prohibited. A proposed amendment to the Zoning Use Table was submitted for review. Ms. Sullivan will work with the proposed ordinance and the town's zoning maps to come up with specific suggestions, to include the state's existing restrictions such as proximity to schools, churches, etc. Ms. Sullivan will report back at the next meeting. Members are encouraged to submit questions or comments.

**Public Comment:** None

**Plan for Next Meeting:** Wednesday 10 February 2021, 7:00 PM via Zoom. If the weather cooperates, the site walk at Harmon Farm Estates will be held on Saturday 13 February 2021 at 10:00 AM. Site walk at Noble Ridge Estates to be held on Saturday 13 February 2021 at 11:00 AM. Site walks are dependent on weather conditions. If site walks are held on the 13th, both public hearings will be scheduled for Wednesday 24 February 2021.

**Adjourn:** Meeting adjourned at 9:40 PM.

Minutes submitted by Martha Turner, Secretary