



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 10 March 2021

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

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; Tammy Munson CEO; Eric Sanderson SMPDC; Jay Stephens, Civil Consultants; William Thompson BH2M; Betsy St. Pierre, Jason Rand, Keith Herrick, Todd Hurtubise, Becky Bowley, Joshua Morse

Call to Order: A quorum being present, meeting was called to order at 7:02 PM by Chair Paul Mattor, via Zoom.

Minutes: Moved and seconded to approve minutes of 24 February 2021; motion carried 4-0-2.

Correspondence: Memo from Select Board regarding: acreage requirements for Subdivisions (see discussion below under new business).

Reports: Mary Hoffman reported that the Select Board has been working with the New Town Hall Committee, which met last night; with the Hollis Conservation Commission, to welcome new members; and with representatives of both libraries.

Tammy Munson reported that the Code Enforcement continues to be extremely busy. There are three new cluster subdivisions in the works. She also noted that she is beginning work on a proposed Solar Ordinance for Hollis. She has a copy of Waterboro's Solar Ordinance, which they modeled after Livermore Falls. Mr. Mattor noted that the Zoning Use Table needs to have a line added for the location of solar facilities.

Unfinished Business: Marijuana Business Ordinance, which has been sent for legal review but not returned yet. Questions have been raised but not resolved concerning the large power needs of marijuana businesses and how this will affect the town. Further discussion of this ordinance was tabled for the next meeting.

Unfinished Business: Totem Pines Subdivision #2202-4245. Discussion of review by Jay Stephens, engineer, Civil Consultants. Discussion of Nathan Smith Road, which will need to be brought up to town standards. Mr. Thompson and Mr. Stephens will work together to dig test pits to determine what type of material is present.

Old Grassy Road ROW was discussed. Becky Bowley stated that she is in the process of getting her property surveyed, hoping to identify the location of the existing ROW. She suggested that her surveyor could work directly with Mr. Thompson. She emphasized her need to maintain access to her property, anticipating that family members might decide to develop the land in the future, and will require adequate access.

New Business: Mr. Mattor read aloud the memo from the Select Board regarding acreage requirements for subdivisions. Members discussed the possibility of eliminating cluster subdivisions. Mr. Lovell and Mr. Kenney suggested that cluster subdivisions have many benefits and should not be eliminated. Mr. Mattor noted that the existing Comprehensive Plan encourages cluster subdivisions in Hollis. Motion was made and seconded that the Planning Board does not endorse the Select Board's memo of 26 February 2021. Motion was discussed; carried 4-0-1.

Members discussed lot sizes in RR2 and RR3 zones. Members discussed the issue of a density bonus with cluster subdivisions. Motion was made and seconded to accept the proposal submitted by Tammy Munson to remove the density benefit for cluster subdivisions. Motion carried 4-0-1. The relevant changes to the Zoning Ordinance will be forwarded to the Select Board for inclusion on the June warrant.

Public Comment: None

Plan for Next Meeting: Wednesday 24 March 2021, 7:00 PM via Zoom.

Adjourn: Meeting adjourned at 8:58 PM.

Minutes submitted by Martha Turner, Secretary