



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 28 April 2021

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

Others Present: Jack Rogala, Mary Hoffman, Dave McCubrey, Select Board; Tammy Munson CEO; Bennet Flinner, Select Board Office Assistant; Martha Turner, Secretary; Eric Sanderson SMPDC; William Thompson BH2M; Jay Stephens, Civil Consultants; Martha Huff, Tiffany Dean, Betsy St. Pierre, Dan Yarumian, Becky Bowley, Joseph Carson, Kara Patenaude

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

Minutes: Motion was made and seconded to approve minutes of 14 April 2021. Carried 5-0-2.

Correspondence: Email from Joyce Foley, Limington Planning Board, re: Totem Pines Subdivision: "The Limington Planning Board does not need to be involved with your decision-making process but we would like a copy of the final plan for our files so that when/if the abutting land is further developed, we would be aware of the fact some of the abutting property is located in Hollis."

Letter from Hollis resident Joseph Carson requesting a change in the Hollis Zoning Ordinance regarding the North Hollis Resource Conservation Zone. Members discussed the implications of such a change. Tammy Munson will follow up with Mr. Carson and with SMPDC.

Reports: Mr. McCubrey reported that you can now apply for absentee ballots for June 8, 2021, and they should be available after May 8, 2021.

Unfinished Business: Harmon Farm Estates, subdivision #2202-4236, represented by Bill Thompson BH2M. Due to unforeseen circumstances, the site visit and public hearing for Harmon Farm Estates had to be canceled for tonight.

Unfinished Business: Noble Ridge Estates, subdivision #2202-4247, represented by Bill Thompson BH2M. Due to unforeseen circumstances, the site visit and public hearing for Noble Ridge Estates had to be canceled for tonight.

Motion was made and seconded to reschedule both site visits and public hearings for next meeting, Wednesday 12 May 2021. Motion carried 6-0-1.

Harmon Farm Estates site visit at 5:00 PM; Noble Ridge Estates site visit at 5:45 PM. Both public hearings will be held during the regular Planning Board meeting, beginning at 7:00 PM, Wednesday 12 May 2021.



PLANNING BOARD

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

Unfinished Business: Totem Pines, subdivision #2202-4245, represented by Betsy St. Pierre, developer, and Bill Thompson BH2M. Road cost estimates were discussed. Old Grassy Road right-of-way was discussed at length. Access for ATV's and snowmobiles was discussed; it was noted that there is not an official marked trail across this property.

Becky Bowley and Robert Hanson have met with Betsy and Robert St. Pierre regarding their concerns about access to the Bowley/Hanson property across the subdivision.

Betsy and Robert St. Pierre, and Robert Hanson and Becky Bowley, have together reached an agreement as follows, regarding the right-of-way over the common space of the Totem Pines Subdivision involving Old Grassy Road: "A twenty-five foot right-of-way including a ten-foot traveled way marked by survey monuments and included on the finalized subdivision plan. This agreement resolves any issues we have with this subdivision development plan moving forward."

The above right-of-way will be marked on the land with granite monuments, and will be clearly shown on the final subdivision plan that will be filed with the York County Registry of Deeds. The town's attorney will be consulted regarding whether any further action is required to make this right-of-way official.

Public Comment: Only comments as mentioned in above discussions.

Plan for Next Meeting: Wednesday 12 May 2021. Two site visits: 5:00 PM at Harmon Farm Estates; 5:45 PM at Noble Ridge Estates. The regular Zoom meeting at 7:00 PM will begin with public hearings for both subdivisions.

Adjourn: Meeting adjourned 8:57 PM.

Minutes submitted by Martha Turner, Secretary