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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 14 April 2021

**Members Present:** Paul Mattor, Chair; Max Kenney, Vice Chair; Peter Lovell, Heather Sullivan, Jessica Brackett, Don Roth Jr. (Absent: 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; Betsy St. Pierre, Dan Yarumian, Becky Bowley.

**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 24 March 2021. Motion carried 5-0-1.

**Correspondence:** Email from Town of Waterboro with notice that FOMEZ has withdrawn their application for a subdivision bordering Hollis, so there will be no more joint meetings on this plan.

**Reports:** CEO reported that her office continues to be busy, with a least one more subdivision in the works. The proposed Solar Ordinance will not be on the warrant until November. Mary Hoffman reported on upcoming meetings of the Community Day Committee, the Hollis Conservation Commission, New Town Hall Committee, and the newly formed Library Committee.

**Unfinished Business:** Harmon Farm Estates, subdivision #2202-4236, represented by Bill Thompson BH2M. Motion was made and seconded to schedule a site visit at **5:00 PM on Wednesday 28 April 2021**, and a public hearing on Wednesday 28 April 2021 at 7:00 PM. Motion carried 5-0-1.

**Unfinished Business:** Noble Ridge Estates, subdivision #2202-4247, represented by Bill Thompson BH2M. Motion was made and seconded to schedule a site visit at **5:45 PM on Wednesday 28 April 2021**, and a public hearing at 7:00 PM on Wednesday 28 April 2021 at 7:00 PM. Motion carried 5-0-1.

**Unfinished Business:** Totem Pines, subdivision #2202-4245, represented by Betsy St. Pierre, developer, and Bill Thompson BH2M. Mr. Thompson and Mr. Stephens have reviewed the condition of Nathan Smith Road, including digging test pits to evaluate soil conditions. Mr. Stephens has submitted written reports, and BH2M has submitted cost estimates for upgrading Nathan Smith Road. The applicant has asked the Hollis Select Board if they would be willing to share some of the costs of the upgrade. The Select Board has voted no.

Old Grassy Road was discussed. Dan Yarumian of Maine Boundary Consultants has been hired by the Hansons and the Bowleys. He stated that he has walked the entire length of Old Grassy Road through the woods; there is a gate at one point but it is easily opened. The Bowleys and Hansons state that they have a ROW over Old Grassy Road, and it is the only access to their land. Lengthy discussion of the possibility of relocating Old Grassy Road so it doesn't cross through planned house lots. Lengthy discussion of the width of a ROW. The applicant will meet with the abutters and the surveyors to determine the location and width of Old Grassy Road through the Totem Pines property. The resulting ROW will be clearly marked on the Totem Pines plans.

Discussion of the process involved with relocating a ROW. Perhaps it could be moved so it only crosses through the open land of the subdivision. Legal counsel will be required to determine if this is something the Planning Board can do. Motion was made and seconded for the Planning Board to seek legal counsel regarding the ROW questions. Motion carried 5-0-1.

Mr. Stephens will review the cost estimates that will be the basis for surety bonds. The applicant will provide the Planning Board with surety information.



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**Public Comment:** See above comments under Totem Pines discussion.

**Plan for Next Meeting:** Wednesday 28 April 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 at 9:12 PM.

Minutes submitted by Martha Turner, Secretary