



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 12 May 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; Martha Turner, Secretary; Eric Sanderson SMPDC; William Thompson BH2M; Tiffany Dean, Betsy St. Pierre, Dan Yarumian, Kara Patenaude.

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

Public Hearing: Motion to suspend regular meeting and open public hearing for **Harmon Farm Estates subdivision #2202-4236**; motion carried 6-0-1. Presented by Bill Thompson BH2M. The plan is for a four-lot cluster subdivision off Sarah Vaughn Road, to be served by a private road called Harmon Way. The developer will build the road and sell the lots, but will not be involved in house construction. Site visit was held earlier this evening. All members attended. The property is very sandy and relatively flat. Utilities will be underground. The open space abuts the open spaces for both Milo Farms and Clark Farms subdivisions. There are trails throughout the open space, and the snowmobile club has a wish to accommodate the snowmobile trail; Mr. Thompson noted that the applicant agrees. Public hearing closed at 7:10 PM.

Public Hearing: Motion to close first public hearing and open the hearing for **Noble Ridge Estates subdivision #2202-4247**; motion carried 6-0-1. Presented by Bill Thompson BH2M. This plan is for a twelve-lot cluster subdivision off Hollis Road/Route 202, to be served by a private road called Noble Way. The developer has received a DOT permit to use an existing curb cut. Utilities will be overhead due to the presence of ledge. Site visit was held earlier this evening. All members attended. Motion to close public hearing and reopen regular meeting; motion carried 6-0-1.

Minutes: Motion was made and seconded to approve minutes of 28 April 2021. Carried 6-0-1.

Correspondence: None

Reports: Mr. McCubrey noted that the Select Board will hold a public hearing for the warrant articles on Wednesday 19 May 2021 at 7:00 PM. Absentee ballots are now available for June 8 voting.



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Unfinished Business: Totem Pines, subdivision #2202-4245, represented by Betsy St. Pierre, developer, and Bill Thompson BH2M. Mr. Mattor read memo received from attorney regarding the right-of-way agreement between the developer and the abutting land owner. He also read a memo from Jay Stephens, Civil Consultants.

Performance guarantee was discussed. Ms. St. Pierre stated that Leavitt Earthworks will bond the project, but the company requires Planning Board approval first. The project could be approved, with a condition of approval that the Select Board must receive a performance guarantee before any permits can be issued.

Motion was made and seconded to approve preliminary plan and move on to final. Motion was discussed; carried 6-0-1. Motion was made that an additional public hearing is not required for the final plan review. Motion was seconded; carried 6-0-1.

Unfinished Business: Harmon Farm Estates, subdivision #2202-4236, represented by Bill Thompson BH2M. Motion was made and seconded to find the application complete. Motion carried 6-0-1. Developer will provide letter from well driller stating that adequate water is available for both of these subdivisions.

Unfinished Business: Noble Ridge Estates, subdivision #2202-4247, represented by Bill Thompson BH2M. Motion was made and seconded to find the application complete. Motion carried 6-0-1. See note above re: well driller letter. Fire protection will be provided by individual residential sprinkler systems, for both subdivisions. There will be a homeowners' association for maintenance of the road and open space, for both subdivisions.

Public Comment: Dan Yarumian, snowmobile club president, thanked the developers for working with them to accommodate their trails.

Plan for Next Meeting: Wednesday 26 May 2021 at 7:00 PM via Zoom, to include the Totem Pines and Harmon Farm subdivisions.

Adjourn: Meeting adjourned 8:57 PM.

Minutes submitted by Martha Turner, Secretary