



---

## 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 23 June 2021

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

**Others Present:** Mary Hoffman, Dave McCubrey, Select Board; Martha Turner, Secretary; Eric Sanderson SMPDC; Bennet Flinner, Select Board Office Assistant; Tiffany Dean, Shannon Clark, Sandra Kimball, Ralph Ruel, Dan Yarumian, Nancy & Alan Chamberlain.

**Call to Order:** Quorum present, meeting called to order at 7:03 PM by Chair Paul Mattor at the Hollis Community Building.

**Minutes:** Motion was made and seconded to approve minutes of 9 June 2021. Carried 6-0-1.

**Correspondence:** Mr. Mattor read the announcement for the Army Band concert scheduled for Wednesday 30 June 2021.

**Reports:** The secretary read CEO report. "FY20 we issued 17 new single family homes and FY21 we have issued 37 new single family homes." There are some minor zoning changes that will be brought to the Planning Board in August for the November Warrant.

Mr. McCubrey reported that the crosswalk agreement for Brookfield Hydro angler access has been forwarded for legal review.

**Public Hearing:** Moved and seconded to suspend the meeting and open the public hearing for Point of View subdivision #2202-4250. Nancy Chamberlain questioned the definition of a subdivision; Mr. Mattor responded. Ms. Chamberlain questioned the exact number of acres of Mr. Ruel's total parcel; Mr. Mattor referred her to tax assessor. Mr. Mattor explained that wetland acreage can be considered toward the space and bulk requirements for minimum lot size, even though it might not be buildable. Mr. Mattor explained that 40,000 sq. ft. is considered one acre; thus, in RR2 zone, 80,000 sq. ft. is the minimum lot size. There is no difference in the minimum lot size requirement between subdivisions and individual homes in any given zone.

Shannon Clark questioned differences between State law and town subdivision regulations. Mr. Mattor replied that State laws supersede local laws; Hollis subdivision regulations may be more restrictive than State law, but may not be more liberal.

Sandra Kimball noted that she frequently has to run a sump pump, and expressed concern about water draining onto her property.



---

## PLANNING BOARD

---

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

**Unfinished Business:** Moved and seconded to close public hearing and reopen Planning Board meeting. Carried 6-0-1. Meeting resumed at 7:55 PM. Discussion resumed for Point of View subdivision #2202-4250. Mr. Mattor discussed the recommendation that the entrance to Dakota's Way could be moved slightly so headlights would not shine directly into the house across the street; the new road location will still be within the right-of-way. Hours of operation during construction were discussed, and could become a condition of approval. Mr. Sanderson noted that a Shoreland Zone application will be required, due to the large wetland area. Mr. Yarumian noted that the revised plan has eliminated Lot 6, and the road has been shortened. He emphasized that all development is outside of the flood zone, and no wetlands will be filled. The Fire Chief has approved the proposed turnaround.

Discussion turned to the possibility of multifamily homes on some of the lots. Lots 1, 3, and 4 are only large enough for a single-family dwelling. However, Lots 2 and 5 are large enough to accommodate a duplex or a triplex. Should this be reviewed as an 8-lot subdivision? Mr. Sanderson will research.

Discussion of possible waivers requested by applicant. Moved and seconded to DENY a waiver of a performance guarantee to cover finishing the road. Motion was discussed; motion carried 6-0-1. Request for waiver is denied; a performance guarantee will be required. Moved and seconded to grant a waiver so Dakota's Way does not have to be in the exact center of the right-of-way. Motion was discussed; carried 6-0-1; the waiver is granted.

Discussion of hours of operation during construction. Is there an industry standard? Mr. Sanderson will research typical hours of operation required in other towns.

**New Business:** Motion was made and seconded to cancel the meeting for July 14<sup>th</sup>. Carried 6-0-1. The next Planning Board meeting will be Wednesday 28 July at 7:00 PM. Mr. Kenney announced that tonight is his last Planning Board meeting, as he will be moving out of town this summer. He was thanked for his service.

**Public Comment:** See above re: Point of View subdivision.

**Plan for Next Meeting:** Wednesday 28 July 2021, 7:00 PM at Community Building.

**Adjourn:** Meeting adjourned 9:20 PM.

Minutes submitted by Martha Turner, Secretary