



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 9 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; Tammy Munson CEO; Eric Sanderson SMPDC; Bennet Flinner, Select Board Office Assistant; Tiffany Dean, Betsy St. Pierre, Becky Bowley, Jeffrey Bell, Jayson Haskell, Brent Marr, Uriah Forest-Bulley, Shannon Clark, Sandra Kimball, Ralph Ruel, Dan Yarumian, Nancy & Alan Chamberlain.

Call to Order: Quorum present, meeting called to order at 7:05PM by Chair Paul Mattor at the Hollis Community Building.

Minutes: Motion was made and seconded to approve minutes of 26 May 2021. Carried 4-0-3.

Correspondence: Mr. Mattor read a memo from Chief Young regarding fire protection in subdivisions.

Reports: Ms. Munson noted that all warrant articles were passed at yesterday's town meeting, including ordinance changes. The marijuana business ordinance will be posted to the town's website. Applications for marijuana business will be accepted on August 4, details forthcoming.

Mr. McCubrey reported that the 195th Maine Army Band will be in concert at the Sports Center on Wednesday 30 June at 6:30 PM; bring your own chairs or blankets. On Monday 12 July, at the Sports Center, there will a distribution of frozen meals for senior citizens, RSVP required. Details will be posted to the town's website.

Unfinished Business: Planning Board members signed the final plan for Totem Pines Subdivision.

Unfinished Business: Motion was made and seconded to suspend regular meeting and open public hearing for Sand Pond Subdivision #2202-4249; carried 6-0-1. Presented by Stephen Pelletier, developer, and Jayson Haskell, engineer, D. M. Roma. This is a plan for a ten-lot cluster subdivision off Route 35 and Sand Pond Road. There will be a private road off Route 35; driveway entrance permit has been received from DOT. HOA will maintain the road and the open space. Utilities will be underground; residential sprinkler systems will be required.

Clifton Marean, Northeastern General Contractors, has had a working gravel pit next to this location for the past 37 years. Noise from this activity occurs daily, including truck traffic, loading, crushing, and occasionally blasting.

Jeffrey Bell, abutter, noted that the gravel pit operator has been a good neighbor; everyone is notified in advance of scheduled blasting. Mr. Bell expressed concerns about the increase in traffic on this busy part of Route 35.

Hearing no further public comment, Mr. Mattor closed the public hearing at 7:35 PM and reopened the Planning Board meeting.



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Mr. Mattor noted that the Board approved the sketch plan at the last meeting; the site visit and public hearing were held today. Road plans have not yet been submitted. The Fire Chief will be asked to review the proposed road plans and the adequacy of the turnaround space. Test pits are missing from Lots 1 and 2. Noise issues were discussed; it will be up to real estate brokers to warn potential buyers about the noise from the pit activities. Discussion of a fence to protect children from wandering into the pit and falling down the embankment. HOA documents will be provided. Plans for road construction and stormwater control will be provided to the Board and reviewed by the town's engineer, Jay Stephens. Because the project is within 500' of the Saco River, approval from SRCC will be required; however, SRCC wants to see the town's approval first. Mr. Kenney suggested making the SRCC approval a specific condition of approval for this subdivision.

Unfinished Business: Uriah Forest-Bulley regarding the Brookfield Hydro proposal for angler access, CUP #2201-4139. The boat launch part of the project has been withdrawn. The revised plans show only the angler access points, platform, stairs, trail, crosswalk, and parking for two cars. Plans also show the proposed location for chain and signage to warn of high-water events. DEP permit is expected in July.

Suggested conditions of approval: (1) the applicant shall make an agreement the Hollis Select Board to provide the Town of Hollis with adequate annual funding for the town to maintain the crosswalk; (2) the applicant will provide the town with copies of all necessary permits, including DEP, DOT, SRCC, and Army Corps.

Review of Hollis Shoreland Zoning Ordinance, Section 1.4, with results of vote:

1. *Will maintain safe and healthful conditions.* This project will provide safe angler access to the Saco River, through provision of warning signs, handrails, foot paths, parking, and crosswalk, making the area safer than current conditions; approved 6-0-1.
2. *Will not result in water pollution, erosion, or sedimentation to surface waters.* There will be concrete walkways; plan has been provided for erosion control during construction; approved 6-0-1.
3. *Will adequately provide for the disposal of all wastewater.* Not applicable, no wastewater will be generated; approved 6-0-1.
4. *Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.* This is a recreational use, requested by Maine Inland Fisheries and Wildlife, approved by DEP and SRCC; carried 6-0-1.
5. *Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters.* This project is all about providing increased access to inland waters; approved 6-0-1.
6. *Will protect archaeological and historic resources as designated in comprehensive plan.* This was addressed during relicensing of the dam; no new excavation is involved; approved 6-0-1.
7. *Will avoid problems associated with flood plain development and use.* The stairs are within the flood plain; everything is designed to withstand floods; gates will block access in case of high-water events; approved 6-0-1.
8. *Is in conformance with the provisions of SZO Chapter 17.* This project is in conformance with all provisions of Hollis Shoreland Zoning Ordinance, Chapter 17; approved 6-0-1.

Discussion of placing additional safety gates across all access paths. Motion was made and seconded to require a barrier on the improved path along the embankment. Motion failed by a vote of 2-4-1.



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Moved and seconded to approve CUP #2201-4139 for Brookfield Hydro angler access, with three specific conditions:

1. Upon receipt of DEP permit, applicant will provide a copy to Town of Hollis;
2. Applicant shall make an agreement with the Hollis Select Board to provide adequate annual funds to maintain the crosswalk;
3. Applicant will provide Town of Hollis with a copy of DOT driveway and entrance permit.

Motion carried 6-0-1.

New Business: Point of View Subdivision #2202-4250. Applicant is Ralph Ruel, Ruel Construction, working in conjunction with Dan Yarumian, Maine Boundary Consultants. The proposal is for a six-lot subdivision; two of the lots are large enough for duplexes. CMP right-of-way runs through this property. The property also includes wetlands, which have been delineated by Ken Gardner. Dalfonso Engineering will provide the design for a low-volume road to be called Dakota's Way.

Moved and seconded: the application is complete, and the sketch plan is approved. Motion carried 6-0-1. Moved and seconded to schedule site visit for 5:30 PM, Wednesday 23 June 2021; carried 6-0-1. Moved and seconded to schedule public hearing for 7:00 PM, Wednesday 23 June 2021, during next regular Planning Board meeting; carried 6-0-1.

Public Comment: Abutter Sandra Kimball expressed concerns about disruption during road construction as well as house construction. Abutter Shannon Clark expressed concerns about excessive noise and disruption during recent construction of other nearby dwelling, by same construction company. She stated that she would like to see enforcement of limited hours of operation during this new construction. She also noted that the planned road aims directly at her windows across the street. Abutter Nancy Chamberlain expressed concerns about hearing logging trucks during recent logging operations on this land. She also expressed other noise concerns.

Plan for Next Meetings:

Wednesday 23 June 2021, 5:30 PM, site visit, Point of View subdivision #2202-4250
Wednesday 23 June 2021, 7:00 PM, regular meeting, with Point of View public hearing
Wednesday 30 June 2021, 7:00 PM, Zoom workshop, long range planning
Wednesday 14 July 2021, 7:00 PM, regular meeting at Community Bldg.

Adjourn: Meeting adjourned 9:35 PM.

Minutes submitted by Martha Turner, Secretary