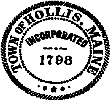
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**PLANNING BOARD**

Gregg McPherson, Chair

Heather Sullivan, Vice Chair

Don Roth Jr,

Heather Sullivan

Tom Witkowski

Seth Davis

Stephen Stark

**Minutes of Planning Board Meeting 13 March 2024**

**Members Present:** Gregg McPherson**,** Chair, Stephen Stark, Don Roth, Tom Witkowski, Seth Davis

**Call to Order:** With a quorum present, the meeting was called to order by Chair Gregg McPherson at 7:00 PM.

**Minutes:** None

**Correspondence:** None

**Reports:** None

**Public Hearing:** None

**Old Business:**

1. Shoreland Zoning Map Update

Raegan Young, SMPDC

Last fall began the project for an updated shoreland zoning map. Raegan has had multiple conversations with DEP regarding wetlands and forested wetlands. The most current version has been sent to DEP for comment / approval but has been delayed due to holidays and vacations.

Extensive Board discussion regarding 25’ forested wetland buffer, which by Hollis Zoning Ordinance doesn’t recognize that buffer. It was reminded that the map is just a guideline and that owners will still need a survey. Raegan stated that the map will have that disclaimer at the bottom and stated ground true is the only true way. The map has updated slopes showing 20% or greater, 250’ buffer for great ponds is considered RP. 2+ acres w/ 20% greater slopes w/ unlimited RP, not just shoreland. The map is static for reference but could be interactive if the town wanted. Next steps are to get DEP comments, revisions, public hearing then the warrant. Gregg recommended waiting on FEMA maps as it won’t make the upcoming warrant and it’s worth doing right. Raegan agreed and stated she would keep Angela updated.

1. Cluster Subdivision Legal Update

After meeting with Mary Costigan, Town Attorney via zoom with Mary Hoffman, we were advised that 52% of the citizens stated on the last warrant to cease cluster subdivision and begin work on the Zoning Ordinance to remove Cluster Subdivision, which has begun. Gregg McPherson stated that it would be better to wait for Cluster amendments for the November warrant and focus on LD2003 and ADU. Hannah Watson agreed, LD2003, ADU, and Bulk & Density for June with the Cluster Subdivision Amendments for the November Warrant. The Board agreed to work on Cluster Subdivision for the November warrant.

**New Business:**

**Plan for Next Meeting:**

1. **3 warrant articles for legal review**
2. **Continue Zoning Workshops**

**Adjourn:** Meeting adjourned

Minutes submitted by Angela Chute, Admin. Asst.