



PLANNING BOARD

Paul Mattor, Chair
Joe Ponzetti, Vice Chair
Peter Lovell
Kevin Flinner
Heather Sullivan
Bruce Wishart

Minutes of Planning Board Meeting 10 May 2017

Call to Order: A quorum being present, the regular meeting of the Hollis Planning Board was called to order at 7:02 PM by Vice Chair Joe Ponzetti.

Roll Call: Present: Joe Ponzetti, Vice Chair; Bruce Wishart, Peter Lovell, Kevin Flinner. Bob Cyr, CEO; Martha Turner, Secretary; Mike Seely, Select Board.
Absent: Paul Mattor, Heather Sullivan.

PUBLIC HEARING: Red Barn Lane Subdivision #2202-4233

Motion was made and seconded to close the Planning Board meeting and open the Public Hearing at 7:04 PM. Motion carried 4-0-0.

Paul Gadbois, engineer, presented the plans for a cluster subdivision to be located off Deering Ridge Road. The total lot size is 13 acres, to include five building lots, open space, and a private road.

Rita Perron asked about wetlands indicated on Lot 1. Mr. Gadbois noted that this is indeed a buildable lot, with the wet areas located at the rear of the property. Ms. Perron asked if it had passed the perc tests. Mr. Gadbois replied yes, it had passed.

Paula Hodgdon, an abutter, asked about the location of the Lyman/Hollis town line. Mr. Gadbois pointed out the location of the town line on the plans, and noted that, although the private road will run through Lyman, all houses will be located in Hollis and will pay property taxes in Hollis. He noted that the only other land in Lyman is a non-buildable lot that will be included in the open space area of the subdivision.

Mr. Cyr emphasized that the homeowners' street addresses will be Lyman because the private road and driveways are in Lyman. In order to have a mailing address in Hollis, residents will be required to rent a Post Office Box in Hollis.

Thomas Emerson, an abutter, stated that his dug well went dry this year and he had to drill a new well. He expressed concern about the effect of five new wells being drilled next door. Mr. Gadbois has supplied the Board with a letter from the well driller certifying that there is sufficient water in the area to meet the new demands. He noted that the new wells will be 300 feet from the property line.

Mr. Emerson asked if such a letter will protect the abutters in case another well goes dry. Mr. Gadbois replied that he will provide a letter from a hydrogeologist.

Mr. Emerson asked if the open space behind the houses is guaranteed to remain open. Mr. Gadbois replied that all of the open space is non-buildable, will never be developed, and will remain open to passive recreational use only.

Mr. Emerson asked if the developer has plans to construct a fence around the property. Mr. Gadbois replied that a fence would not be compatible with the developer's concept of the subdivision. He noted that part of the boundary includes a stone wall. He stated they will place iron rods or similar markers at least every 200 feet around the remainder of the boundary, and will also paint some of the trees. He stated that if any abutter feels someone is trespassing on their land, they have the right to post their property.

Ms. Perron asked about the locations of the wells and septic systems on each lot. Mr. Gadbois indicated that the original sketch plan did not show the accurate locations, and he indicated on the revised plan the correct location of the wells and septic systems for each lot. Ms. Perron also asked about minimum lot size in that zone. Mr. Flinner noted that in a cluster subdivision the minimum lot size is 20,000 square feet. Mr. Gadbois stated that each lot in this proposal is larger than that.

Hearing no other questions or concerns from the public, a motion was made and seconded to close the public hearing and reopen the Planning Board meeting at 7:23 PM. Motion carried 4-0-0.

Review of Minutes: Motion was made and seconded to approve the minutes of 26 April 2017. Motion carried 3-0-1.

Correspondence: The secretary read a memo from Southern Maine Planning and Development Commission to “save the date” for their annual meeting to be held in Sanford on 14 June 2017. The topic will be “Recreational Marijuana in Southern Maine”. More details and formal invitation will be forthcoming.

Reports: Mr. Cyr reported that he has issued an occupancy permit for the outsale lot on Sarah Vaughn Road, Harmon Farm Estates. He noted that the developer is aware that this could complicate the subdivision approval process for Harmon Farm.

Mr. Seely reported that the Select Board has hired a Deputy CEO to assist Mr. Cyr. The new deputy is going through certification this week.

Old Business: Red Barn Lane subdivision #2202-4233.

Mr. Wishart noted that during the site walk, an abutter had expressed concern about headlights shining into their house as cars exited the subdivision. Mr. Waterhouse replied that he is working to include a slight incline in the road so that the lights of cars exiting the subdivision would be shining downward rather than upward.

Mr. Wishart asked about wet areas that were noted during the site walk. Mr. Gadbois replied that he has provided a wetlands survey, and none of the wetlands will interfere with building the road.

Motion was made and seconded to accept the preliminary plan for Red Barn Lane Estates. The motion carried 4-0-0.

Mr. Ponzetti reminded Mr. Waterhouse that the Board still needs to receive the following five items: a copy of the covenants and deed restrictions; a letter from a soils scientist certifying that the soils are adequate for the septic systems; a performance guarantee for the road construction; a letter from MSAD6 stating that there is no problem picking up students at this location; and a letter from a hydrogeologist certifying that drilling these five new wells will not interfere with the neighbors’ wells.

Mr. Ponzetti reminded Mr. Waterhouse that no building permits can be issued until the road meets town standards. Mr. Cyr noted that this requirement is located in the Hollis Zoning Ordinance, Section 6.24.1.

Old Business: Brett Marquis #2202-4239, revision of Pauline Jones Subdivision.

Mr. Flinner reported that he has reviewed the minutes of 2006 Planning Board meetings where the Pauline Jones Subdivision was discussed, finding eleven occurrences, but no further clarifying discussion regarding the reason for the requirement that development of Lot #5 must come before the Planning Board. As Mr. Marquis was not present, further discussion was tabled.

New Business: Tom Witkowski #2201-4122 (Map 8 Lot 2), Conditional Use Permit for used auto sales at 660 Cape Road. Mr. Wishart asked if this business will be associated with Jason's Garage, which is located across the street. Mr. Witkowski replied that there is no affiliation.

Mr. Witkowski stated that his property includes existing buildings and has had several different previous uses, including a school and an antique store. He also noted that the property is mostly flat, with a slight sloping grade to the left. He stated that he intends to use the existing well and septic system. He plans to install a large garage door, but otherwise has no plans to alter the existing structures. Mr. Witkowski was asked to provide further information to complete his CUP application, including a sketch plan, a list of the abutters and a copy of his deed.

New Business: Ed Lenkiewicz #2200-0200 (Map 10 Lot 35), request for building permit in the Shoreland Zone at 15 Moderation Street. Mr. Lenkiewicz explained that he purchased the property about eleven years ago and now intends to rebuild a residence on this vacant lot. He has received approval from the Saco River Corridor Commission. Based on that approval, as well as a report from Maine Boundary Consultants, the Planning Board confirms that this property is located within the Shoreland Zone.

Mr. Cyr explained that he could not issue this building permit because the Planning Board takes the place of the CEO on applications within the Shoreland Zone. Mr. Ponzetti noted that variances will be required, and the Planning Board is not authorized to grant variances. Thus, Mr. Lenkiewicz is now referred to the Board of Appeals. Mr. Cyr cited Hollis Zoning Ordinance, Article 5.5.2, Space and Bulk Requirements in the RR3 Zone.

Motion was made and seconded to refer Mr. Lenkiewicz's application to the Hollis Board of Appeals, based on Hollis Zoning Ordinance Article 5.5.2. The motion carried 4-0-0.

Public Comment: None

Next Meeting: Wednesday 24 May 2017, to begin at 6:00 with Harmon Farm Estates (Sarah Vaughn Road) Site Walk, followed by Harmon Farm Estates Public Hearing at 7:00 PM.

Adjourn: The meeting was adjourned at 8:10 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 24 May 2017