



PLANNING BOARD

Paul Mattor, Chair
Joe Ponzetti, Vice Chair
Peter Lovell
Kevin Flinner
Heather Sullivan
Jessica Brackett
Trevor Hustus
Bruce Wishart, alternate

Minutes of Planning Board Meeting 14 February 2018

Present: Paul Mattor, Chair; Joe Ponzetti, Vice Chair; Heather Sullivan, Peter Lovell, Jessica Brackett, Bruce Wishart; Martha Turner, Secretary; Mike Seely, Select Board; Paul Goudreau, Deputy CEO. **Absent:** Trevor Hustus, Kevin Flinner.

Call to Order: A quorum being present, the meeting was called to order at 7:00 PM by Chair Paul Mattor.

Minutes: Motion was made and seconded to approve the minutes of 24 January 2018 as presented. Motion carried.

Correspondence: None.

Reports: Mr. Mattor reported that he is on the Selection Board for the town's new Finance Committee. He encouraged any interested Hollis resident to complete an application, available on line or at the town hall.

Old Business: Ed Lenkiewicz, Shoreland Zone Permit #2200-0200. Mr. Lenkiewicz reviewed his application, and referred to the Board of Appeals meeting on 19 December 2017. He emphasized that his building would be in keeping with the existing historic character of the village neighborhood.

Mr. Ponzetti stated that his wife serves on the Hollis Board of Appeals, and asked if anyone present felt he should recuse himself from this discussion. No one spoke in favor of recusal.

Mr. Ponzetti noted that Mr. Lenkiewicz is applying to the Planning Board for a shoreland zone permit, as required by the Hollis Shoreland Zoning Ordinance. He plans to to construct a single-family residence at 15 Moderation Street, Map 10 Lot 35, and has previously appeared before this board as well as the Board of Appeals.

At this time, Mr. Ponzetti began review of the application according to the guidelines of Hollis Shoreland Zoning Ordinance, Chapter 17, Land Use Standards. He noted that the Board of Appeals has granted waivers from front, sideline, and maximum lot coverage setbacks. The height of the building will not exceed 35 feet, and there will be no accessory structures. The lot does not have any shore frontage. There will be no piers, docks, wharves, bridges, campgrounds, or industrial uses on this property. Mr. Lenkiewicz noted that he has a 10' x 50' easement on the abutter's property that will allow for off-street parking.



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Mr. Ponzetti stated that it appears all requirements of the Shoreland Zoning Ordinance have been reviewed by both the Planning Board and the Board of Appeals, as appropriate. No members voiced any other concerns at this time.

Ms. Sullivan made a motion that Mr. Lenkiewicz's application is in conformance with the requirements of Hollis Shoreland Zoning Ordinance Chapter 1, Section 1.4, as well as Hollis Shoreland Zoning Ordinance Chapter 17, and thus Mr. Lenkiewicz may be granted his Shoreland Zone permit. The motion was seconded. The motion carried 5-0-1. Mr. Lenkiewicz may now proceed with his application to the CEO for a building permit.

New Business: At 7:30 PM, Mr. Ponzetti moved to suspend the regular meeting and open the public hearing for the proposed Planning Board Ordinance. The motion was seconded, and carried 5-0-1. There were no public comments. The regular meeting was reopened at 7:32 PM.

Public Comment: None.

Plan for Next Meeting: The next Planning Board meeting will be held on Wednesday 28 February 2018. The Woods gravel pit application is on the agenda. Members suggested offering Mr. Woods the option of postponing his next presentation to the board, noting that no decision can be reached until after a site visit has been scheduled.

Adjourn: Meeting adjourned at 7:35 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 28 February 2018