



PLANNING BOARD

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

**Minutes of Site Walk 24 May 2017
Harmon Farm Estates #2202-4236**

At 6:00 PM, the following members of the Hollis Planning Board met for a site walk at Map 4 Lot 2A on Sarah Vaughn Road: Chair Paul Mattor, Peter Lovell, Heather Sullivan, and Kevin Flinner. Also present: Martha Turner, Secretary; Lee Jay Feldman SMPDC; William Thompson BH2M; and Jessica Brackett, Hollis Resident.

The proposed private road will be approximately 400' long, and the center of the road was clearly marked. There will be two lots on each side of the new road, for a total of four lots. A fifth lot on Sarah Vaughn Road has already been sold and developed. At the far end of the road, and off to the side, there are piles of old debris that will be removed. The land appears to be all sand and gravel; no wetlands were noted. The entrance of the private road onto Sarah Vaughn Road provides ample sight distances.

Minutes of Planning Board Meeting 24 May 2017

Call to Order: A quorum being present, the regular meeting of the Hollis Planning Board was called to order at 7:05 PM by Chair Paul Mattor.

Roll Call: Present: Chair Paul Mattor, Heather Sullivan, Peter Lovell, and Kevin Flinner. Martha Turner, Secretary; Mike Seely, Select Board; Lee Jay Feldman SMPDC.
Absent: Bruce Wishart, Joe Ponzetti

PUBLIC HEARING: Harmon Farm Subdivision #2202-4236

Motion was made and seconded to suspend the Planning Board meeting and open the Public Hearing at 7:07 PM. Motion carried.

Bill Thompson, BH2M, representing the developer Van Hertel Jr., presented the revised plans for the subdivision, showing the proposed road.

Jessica Brackett, 70 Sarah Vaughn Road, addressed the Board and stated that her property is not shown on the plan, although she has lived there for a year. She expressed concern about timber harvesting that has been done right along her property line. She also expressed concern about the recent sale of Lot 5, which she states appears to be smaller than the three-acre lots required in this zone.

The secretary read for the record a letter received from Hollis resident Aline Rocha, 14 Sarah Vaughn Road. The letter expresses approval for the proposed cluster subdivision, hoping that such new developments will bring in young working families. The writer suggested placing a speed sign or warning that children are playing.

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 7:21 PM. Motion carried.

Review of Minutes: Motion was made and seconded to approve the minutes of 10 May 2017. Mr. Flinner made one correction, in the last paragraph on page 2, under Old Business, Brett Marquis. He noted that he had reviewed “minutes” of meetings, not “videos.” Motion carried 3-0-1, to accept the 10 May 2017 minutes as amended.

Correspondence: None

Reports: Mr. Seely reported that Poland Spring has donated to the Town of Hollis a digital speed indicator sign which will be rotated among various locations within the town, to indicate whether a driver is exceeding the posted speed limit.

Old Business: Harmon Farm Estates #2202-4236.

Mr. Flinner read from the April 12 meeting minutes regarding the sketch plan for this subdivision. Mr. Thompson noted that he has provided a revised plan, as suggested by the Planning Board. This plan shows the location of the proposed road and the four lots that the road will serve.

Mr. Feldman noted that if this is to be considered as including five lots, it must be reviewed as a major subdivision. He also reviewed the lot size standards as indicated by the Hollis Zoning Ordinance. He noted that this lot was split off within the five-year period. Another problem pointed out by Mr. Feldman is that the density is not enough for five lots plus open space.

Mr. Thompson stated that he respectfully disagreed with Mr. Feldman on several issues. He stated that all the boundary lines were surveyed by BH2M engineers, professional loggers have been used at all times, and the internal roadway has been designed as requested by the Planning Board. He stated his belief that what they have done is correct. He noted that when Lot 5 was sold last month it was a legal lot.

Jessica Brackett, 70 Sarah Vaughn Road, stated that she moved to Hollis to live in the country, and she and her neighbors do not want to be part of a subdivision. She asked if the timber harvesting along her property line is part of another subdivision. She also questioned whether trees can be removed from land that is to be included in the open space of a cluster subdivision.

Mr. Flinner moved to have SMPDC reach out to the town’s attorney to resolve these questions. The motion was seconded and discussed. The motion carried 3-0-1. Mr. Seely will work with Mr. Feldman and the town’s attorney. Mr. Thompson asked that he be included in all such conversations.

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

Mr. Mattor explained that Mr. Marquis has asked the Planning Board to continue to discuss and resolve his question without him, as he is currently out of the area and unable to attend meetings. Mr. Mattor stated that it looks like the Board members have received all available information about this issue, with no further insight into how the 2006 Planning Board reached its decision to place a restriction on the development of Lot 5.

Mr. Seely stated that he was a member of the Planning Board at that time. He stated that, according to his notes, it was the wetland issue that was the reason for the restriction. Mr. Feldman will consult with the SMPDC attorney regarding how to go about removing the restriction.

Ms. Sullivan made the following motion:

“That the Planning Board accepts that the wetland issue was the reason to require returning to the Planning Board prior to further development of Lot 5; that the applicant has provided documentation from the DEP that there is no longer a significant wetland present; that the Board has reviewed all available information; that the Planning Board therefore agrees that Lot 5 of the Pauline Jones subdivision is a buildable lot; and that the restriction will be removed by whatever means is appropriate.”

The motion was seconded, and carried 3-0-1.

New Business: None.

Public Comment: Statement from Mr. Rick Hull, attorney for Russell and Cathy-Jo Brackett who have purchased a lot on Bean Street from Mr. Van Hertel, and have been denied a building permit because the lot has been determined to be part of an illegal subdivision. This question has been referred to the town’s attorney. Further discussion is tabled pending the attorney’s response.

Next Meeting: Wednesday 28 June, to begin at 6:00 with #2202-4238 Milo Farm Estates Site Walk (Wakefield Road, Map 4 Lot 7), followed by Milo Farm Estates Public Hearing at 7:00 PM. In the interim, Board members are encouraged to attend the SMPDC Annual Meeting on June 14.

One of the agenda items for the next meeting concerns a resident who would like to split a lot within a subdivision approved several years ago. Mr. Mattor suggested that all members review Article 9 of the Subdivision Regulations, regarding “Revisions to Approved Plans.”

Adjourn: The meeting was adjourned at 8:20 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 28 June 2017