



PLANNING BOARD

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

Minutes of Planning Board Meeting 25 April 2018

Members Present: Joe Ponzetti, Vice Chair; Heather Sullivan, Peter Lovell, Jessica Brackett, Bruce Wishart, Trevor Hustus. **Absent:** Paul Mattor.

Staff Present: Martha Turner, Secretary; Lee Jay Feldman, SMPDC.

Others: See attached.

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

Minutes: Motion was made and seconded to approve the minutes of 11 April 2018 as presented. Motion carried.

Correspondence: None

Reports: None.

Old Business: Woods Gravel Pit C.U.P. #2201-4123, presented by Chris Woods, applicant, and Peter Dalfonso, Engineer. The Planning Board held a site walk at the gravel pit on Saturday 21 April 2018 which was well attended by board members as well as neighbors. Mr. Ponzetti stated that noise levels were the number one concern expressed by those in attendance.

Mr. Woods noted that Hollis does not have a noise ordinance at this time. He stated that the State's noise level maximum is 75 decibels at the property line. He suggested using that number as the maximum noise level to be permitted during operations at the Cape Road gravel pit. Mr. Feldman will confirm that the state's maximum level is 75 decibels.

Mr. Woods explained that a stop-work order was issued last year due to an unknown truck working at the site after hours. He stated that they changed the lock on the gate to prevent this happening again in the future. He noted that the stop work order is not in effect at this time. They are able to continue using the pit only as approved in the previous C.U.P. issued to Mr. Kowalski, which does not include any grinding, crushing, or screening. Although the previous C.U.P. did not include hauling any material onto the site, Mr. Woods emphasized that the only way to reclaim the area is to bring in materials that can be used in the reclamation process.

After lengthy discussion concerning the operating hours to be permitted for the pit, the board members came to the following consensus: Operating hours 7:00 AM – 6:00 PM Monday through Friday, with the stipulation that all screening, grinding, and crushing would cease at 5:00 PM; Saturday 8:00 AM to 1:00 PM, with screening, grinding, and crushing to cease at 12:00. No operations will be permitted on Sunday.



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Mr. Ponzetti asked how many weeks per year the crusher would be used. Mr. Dalfonso stated that a maximum of four times per year, for a period of ten working days each time, should provide all the material that would be required during the year. The ten days each time would include set up and breakdown time. A condition can be added stating "No crushing during the month of July."

Mr. Lovell asked about grinding stumps. Mr. Woods stated that probably once per year they would bring in a stump grinder. He noted that this is not a regular part of their operation.

Board members discussed ways to ensure that the pit is closed out according to DEP standards. Mr. Dalfonso noted that this should take approximately 5 – 7 years, and they will be reclaiming as they go. Ms. Brackett noted that the applicant has already provided the board with a detailed reclamation plan. Mr. Ponzetti suggested that under the current Zoning Ordinance, if the pit is not closed out according to DEP standards, the landowner would be in violation, and would be unable to apply for any other permit until the violation is resolved.

Mr. Lovell suggested including a condition that no permanent or temporary structures will be allowed on the property. Mr. Ponzetti noted that any sign to be placed at the site must meet the requirements of Hollis ordinance, and can not be illuminated. Mr. Woods stated that there will be no lighting installed at the pit; the only lights to be used will be the lights from the trucks.

Mr. Feldman asked about the interface with town roads. He asked if there is a paved apron or just gravel. Mr. Dalfonso noted that there is indeed a paved apron on the plan.

Mr. Feldman will work directly with Mr. Woods and Mr. Dalfonso to work out the details of the conditions and will provide the board with a draft of the findings of fact. The applicant will be added to the agenda for the May 23 Planning Board meeting.

Public Comment: Dave McCubrey, Hollis resident, stated that he would prefer to stick with the original permit which allowed only removal of material, with no processing of material at the site. He also suggested that it might be difficult to operate machinery and still keep within the DEP guidelines.

Old Business: Red Barn Lane Subdivision #2202-4233, owner Joshua Waterhouse, presented by Paul Gadbois, engineer. Mr. Ponzetti noted that it has been almost a year since the Planning Board approved the preliminary plan for this subdivision, and there are some new members who need to be brought up to date.

Mr. Gadbois explained that this is an application for a five-lot cluster subdivision off Deering Ridge Road. He noted that although all five house lots will be located in Hollis, the private road will be in Lyman. He explained that the towns of Hollis and Lyman held several meetings, with the result that Lyman has deferred to the Town of Hollis to proceed with the subdivision application. The private road will be constructed to Hollis standards. Each house will have a sprinkler system, thus eliminating the need for a fire tank.

Mr. Gadbois stated that each lot has a test pit and noted that the soil scientist reported that the septic areas are large enough to handle the septic for a three-bedroom house. Mr. Gadbois stated that there are pins every 200 feet to mark the rear property line.



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Mr. Gadbois noted that during the site walk the neighbor who lives across the street from the entrance expressed concern about headlights shining directly into his windows as people exited the subdivision. The plan has been revised to include a downward slope toward the road so that the headlights will be facing downward as vehicles approach the intersection.

Mr. Gadbois stated that a letter of credit, including cost analysis for constructing the road, will be provided to the town prior to applying for any building permits. The developer will be responsible for road maintenance until the Association takes over. Mr. Lovell suggested that board members go back and review the meeting minutes to bring everyone up to date.

Mr. Gadbois stated that the developer has contacted the school system regarding the fact that Lyman and Hollis are in two different school districts. SAD 6 has assured him that their bus route already includes Deering Ridge Road, so picking up students at Red Barn Lane should not be a problem. The developer will provide the board with a letter from the school district to that effect.

Members discussed the issue of mailing addresses and 911 addresses for these houses. Because they are all in the Town of Hollis, their 911 addresses will be "Red Barn Lane, Hollis ME." However, because the road will begin in Lyman there is the possibility that they will not be able to have Hollis mailing addresses unless they rent a PO Box in Hollis. Mr. Waterhouse will approach the Postal Service regarding mail delivery, including the possibility of a cluster mailbox at the end of the road, to eliminate the need for residents to rent a PO box.

Mr. Gadbois and Mr. Waterhouse will be added to the agenda for the May 23 Planning Board, with the goal of obtaining final approval at that time.

Plan for Next Meeting: The next meeting will be on Wednesday 9 May 2018 at 7:00 PM.

Adjourn: Meeting adjourned at 8:12 PM.

Minutes submitted by Martha Turner, Secretary

Approved by Planning Board 9 May 2018

PB

4-25-18

Martha Turner

Les Jay Feldman Sinter

Steve Gentry

Joe Powell

Heather Sullivan

at work

Emmie Leonard

Jessie Byrdett

Paul Gollings

Dave McCall

Paul Mason Jr

Brian Patterson

Chris Wood

Denise McCubrey