



PLANNING BOARD

BOARD MEMBERS:

CHRISTOPHER ROY, CHAIRMAN
FAITH PLUMMER, VICE CHAIR
VICTOR F. KIRMES
RITA PERRON
PATRICK LAWLER
VACANCY
VACANCY

Minutes of Planning Board Meeting 23 February 2015

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 6:00 PM on Monday, February 23, at the Hollis Community Building by Vice Chair Chris Roy.

Roll Call: Christopher Roy, Victor Kirmes, Faith Plummer, Patrick Lawler, CEO Peter Gordon, Selectman Brian Atkinson, Secretary Martha Turner

Correspondence: Mr. Roy reported that David Goodwin has resigned from the Planning Board for personal reasons.

New Business:

1. Election of officers. Chris Roy was unanimously elected Chairman. Faith Plummer was unanimously elected Vice Chair.
2. Proposed loitering ordinance. Board members received copies of information regarding the possible development of a loitering ordinance for the Town of Hollis.
3. Board members received copies of the Hollis Growth Ordinance.

Mr. Atkinson addressed the Residential Growth Ordinance. He suggested it might be outdated, and might need to be revised, suspended, or permanently dissolved.

Review of Minutes: Minutes of the January 26 meeting were discussed and approved as presented.

CEO Report: Mr. Gordon presented information regarding the proposed eel way/fish way at the Bar Mills Hydroelectric Project. He also noted that there may be an upcoming application for construction of a dormer on a residence in the shoreland zone that may also be coming before the Saco River Corridor Commission. He will keep the Planning Board advised of the development of these two projects.

Old Business: Proposed ordinance changes re: home occupations.

Mr. Roy emphasized that what the Board is trying to do is to clarify the definition of a home occupation, and to allow for input from neighbors when there is a proposal for a home occupation to be located outside the residence in an accessory building. The intent is to continue to encourage the growth of home occupations in Hollis, in compliance with the Comprehensive Plan. New draft of proposed changes will be considered at next meeting.

Public Comment: Dana Gray addressed the proposed changes re: home occupations. He suggested that requiring a conditional use permit for an accessory structure might be too expensive and too restrictive. He suggested perhaps developing a special category and fee for a home occupation in an accessory structure, something between "permitted" use and "conditional" use, with a specific fee.

Next Meeting: The Board voted unanimously to return to a regular schedule of meeting on the second and fourth Wednesdays of each month. The next Board meeting will be on Wednesday, March 11, at 6:00 PM for a workshop only. The next regular meeting will be on Wednesday, March 25 at 7:00 PM, which will be the deadline for voting on proposed ordinance changes to be submitted to the Selectmen for inclusion on the June warrant. At the first meeting in April, a representative from BH2M will be present to review two proposed subdivisions.

Adjourn: The meeting was adjourned at 7:30 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board on 4-8-15