

**TOWN OF HOLLIS
PLANNING BOARD
34 Town Farm Road
Hollis ME 04042-3538**

Minutes of Planning Board Meeting 14 May 2014

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM on Wednesday, May 14, 2014, at the Hollis Community Building by David Goodwin, Chairman.

Roll Call: David Goodwin, Chris Roy, Faith Plummer, Victor Kirmes, Rita Perron, CEO Peter Gordon

Public Hearing: At 7:02 PM Mr. Goodwin adjourned the meeting to open the Public Hearing. Minutes will be recorded separately. At 7:22 PM the Planning Board meeting was reconvened.

Review of Minutes: The minutes of the April 23 meeting were approved as presented. The minutes of the April 26 Site Walk were approved with one correction: The name Steve Day was omitted from the list of those present. His name will be added, and the corrected minutes will be on file.

Correspondence: None.

CEO Report: Mr. Gordon reported on an application for a building permit on property located on a private way off Killock Pond Road. The lot falls within the limited shoreland zone. He and a DEP representative have examined the area, which lies along a stream which flows into Killock Pond. He has approved the building permit to require the building to be at least 100 feet from the average seasonal high point of the water. The septic system also must be at least 100 feet away, as well as at least 100 feet from the new well and the abutters' wells. As Chairman of the Board, Mr. Goodwin signed the permit.

Old Business: CUP for 81 Lower Tarbox Road. There was no vote on this permit tonight. The comments from the Public Hearing will be reviewed and considered by Board members, and an additional Site Walk will be held on Saturday, May 17, 8:30 AM, for those abutters who were not notified by mail before the first Site Walk.

New Business: There has been nothing submitted to the Board by C. N. Brown regarding plans for Deer Pond Variety/Big Apple.

Public Comment: No additional comments after the earlier Public Hearing.

Next Meeting: The next regular meeting of the Planning Board will be Wednesday, May 28, 2014.

Adjourn: With no further business to be considered, the meeting was adjourned at 7:37 PM.

Minutes submitted by Martha Turner, Secretary

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14 May 2014

**MINUTES OF PUBLIC HEARING
Re: Conditional Use Permit
Map 12 Lot 71, 81 Lower Tarbox Road**

Present: Planning Board members David Goodwin, Faith Plummer, Victor Kirmes, Chris Roy, Rita Perron, and CEO Peter Gordon.

Applicants: Betty Ann Retus, Mary Ann Day, Stephen Day.

Neighbors/Local Residents: Paul and Stacey Steeves, Al Medeiros, Ann Cyr, David Noseworthy, Adam Ward, Gary Babineau, Shawn Sage.

The Public Hearing was called to order by David Goodwin at 7:02 PM on 5/14/14 at the Hollis Community Building.

An opening statement was made by the applicants, describing their plan to provide an outdoor recreation area for weddings/wedding receptions/ company functions, to be called "The Perfect Spot." This would be located on family-owned property at 81 Lower Tarbox Road, at the intersection of Saco Road and Lower Tarbox.

Mr. Steeves expressed concerns regarding noise, hours of operation, headlights shining into nearby homes, bonfires, alcohol and drug use, loss of neighbors' privacy, proximity to sports complex. He added that he and his wife have two sons, and there are many other families with children in the immediate area.

Mr. Medeiros questioned the presence of a commercial enterprise in a residential area. He also voiced concern over the possibility of its use as a gathering spot when it is not rented, after hours.

Ms. Cyr emphasized her concerns about noise carrying very far throughout the neighborhood. She also questioned who would enforce local ordinances and laws, as Hollis does not have its own police force.

Mr. Noseworthy noted that he had applied in the past for a permit for a home occupation, and was told "not to attract too much traffic." He also noted the lack of a police force. He voiced his objections "in strongest possible terms," even though the applicants may be well intentioned.

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Mr. Ward added his concerns about traffic and parking, as there are already traffic problems in the area when there are events at the Sports Complex. He also questioned who would control problems related to alcohol consumption.

Mr. Babineau also voiced his concerns about traffic and parking, as well as who would enforce violations of noise ordinance. He emphasized the negative impact of noise at night, especially with so many families with children in the area trying to sleep.

Mr. Sage pointed out that in the case of someone who is drunk and disorderly, the State Police are far away. Drunk driving as people leave events puts everyone in the area at risk. He expressed his concerns about adding to the currently existing traffic and parking problems when there is overflow from the Sports Complex. He emphasized that he and his wife are strongly opposed to this proposal.

Upon concluding that the Board had heard all comments and questions from everyone in attendance, the Chairman closed the Public Hearing at 7:20 PM.

Minutes Submitted by Martha Turner, Secretary