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## PLANNING BOARD

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### BOARD MEMBERS:

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

### Minutes of Planning Board Meeting 26 January 2015

**Call to Order:** The regular meeting of the Town of Hollis Planning Board was called to order at 6:47 PM on Monday, January 26, at the Hollis Community Building by Chairman David Goodwin.

**Roll Call:** David Goodwin, Christopher Roy, Victor Kirmes, Faith Plummer, Patrick Lawler, and CEO Peter Gordon. Also River Payne, Brian Atkinson, Dana Gray.

**Report from Selectmen:** River Payne presented information from the Long Range Planning Committee, which is comprised of concerned Hollis residents working together to review the town's Comprehensive Plan and to develop ways in which Hollis might grow and prosper in the future. The Committee has identified four areas in which the Planning Board might help. These areas include: reviewing the town's Cell Tower Ordinance, Growth Permit ordinance, and bulk & space requirements to bring these regulations up to date to meet the town's current and anticipated future needs. The fourth area concerns revising the Subdivision Ordinance to prevent Hollis property owners from circumventing subdivision regulations by "gifting" a lot to a family member within five years of purchase when it should be considered a subdivision to be submitted to the Planning Board.

Dana Gray offered further clarification of the committee's concerns. E.g. is the Growth Permit Ordinance of 1986 still relevant? Is the Cell Tower Ordinance too restrictive? Perhaps the bulk and space requirements could be revised to allow smaller lots in certain areas of town that have better land.

Brian Atkinson prioritized the selectmen's concerns. He indicated the first concern is to add more restrictive wording to the subdivision regulations to prevent property owners from working around the requirements by giving land to family members and bypassing the approval of the Planning Board. He stated that he hopes this change can be written and approved in time to appear on the town warrant in June.

Mr. Goodwin asked the Long Range Planning Committee and the Selectmen to put together a draft of proposed language for these changes and to present their draft to the Planning Board for review.

**Review of Minutes:** Minutes of the January 12 meeting were discussed and approved as presented.

**Correspondence:** None

**CEO Report:** Mr. Gordon reported that Poland Spring wants to put up a small shed to use as a smoking hut for employees. He noted that the planned structure is not even large enough to require a building permit.

Ms. Plummer inquired how close this structure will be to the plant, and has it been reviewed with the fire department. Mr. Gordon replied that he will definitely run it by the Fire Chief.

**Old Business:** Proposed changes to Zoning Ordinance re: home occupations. Mr. Goodwin read aloud the original wording of each item, followed by the proposed new language.

Mr. Roy emphasized that the Board does not want to appear to be discouraging anyone from having a home occupation; on the contrary, more and more people are going to be starting home occupations in the future and should be encouraged. He noted that the board's intent is to require that anyone wishing to open a "home occupation" in a garage or shed must apply for a conditional use permit, including presenting plans to the board and thus notifying abutters for their input.

After further discussion, board members agreed to remove the "bulk and space" requirement from the proposed ordinance language. The changes will be rewritten for further review by the board.

**New Business:** Mr. Roy has done some research online and is working with the secretary to prepare first drafts of proposed ordinances regarding: loitering, noise, parking, and dark sky compliance. The first item to come before the Planning Board will be a proposal for a loitering ordinance. Mr. Roy noted that surrounding towns have already had to deal with loitering problems, and it would be better for the town to be proactive in this area.

**Public Comment:** As a concerned resident of Hollis, Dana Gray expressed his opinions about the proposed changes regarding home occupations. He stated his belief that the board's proposal is not a good idea for the town, is too restrictive, discourages small business, and might be in conflict with the town's Comprehensive Plan. He suggested concentrating instead on the performance standards.

Mr. Goodwin thanked Mr. Gray for his input, assured him his concerns will be considered by the Planning Board, and reminded everyone that a public hearing will be held on all proposed changes and all residents will have an opportunity to offer further input at that time.

**Next Meeting:** The next regular Planning Board meeting will be Monday, February 9, 2015, at 7:00 PM. BH2M will be presenting preliminary plans for two subdivisions.

**Adjourn:** The meeting was adjourned at 8:15 PM.

Minutes Submitted by Martha Turner, Secretary  
Approved 2-23-15