

Town of Hollis  
**PLANNING BOARD**  
34 Town Farm Road  
Hollis, Maine 04042  
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**Hollis Planning Board Public Hearings & Minutes Wednesday, April 24, 2013**

Planning Board:	General Public:
David Goodwin, Chairman	Linda Bradbury,
Chris Roy, Vice Chairman	Jason Johnson- Fire Chief,
Faith Plummer	Thomas Stone- Owner Your Country Store,
Victor Kirmes	Jill Gannett- Owner A New Leaf Salon,
Peter Gordon, Code Enforcement Officer	David McCubrey- Selectman,
	Brian Atkinson-Selectman,
	Debbie Tefft- Recreation Director,
	Jon Whitten-Terradyn Consultants, LLC Engineer,
	Chara Gannett -Business Manager A New Leaf Salon,
	Coco Hirstel- Sports Complex Chairman,
	Shawn Sage , Melissa Sage, and Rob Faucher

**Chairman Goodwin opened the Public Hearing at 7:00 p.m. Conditional Use Permit for a permitted use A New Leaf Salon & Spa in Hollis located at 36 Main Street Hollis Tax Map 1 lot 13.** MS. Jill Gannett gave a brief overview of the business; her mother in law owns the business, Jill and her daughter in law will all run the business together. 36 Main Street was formally Hollis Car Care. An abutter, Thomas Stone from York County Store stated he is very excited about this new business in Town. Mr. Stone read a letter of support from his wife Marion Stone a co owner of Your Country Store. The Chairman declared the Public Hearing closed.

**The Planning Board meeting was opened at 7:10 p.m.**

**Roll Call of Members:** Goodwin, Roy, Plummer, and Kirmes.

Review of the Site Plan Application Form for A New Leaf Salon & Spa. The opinion of the Code Enforcement Officer the application is complete. Faith Plummer made a motion to approve the application as submitted, Victor Kermes seconded. All in favor, motion passed. CEO recommended in the finding a period of time for completion (usually 2 years) that the site plan is approved to a substantial amount. Emergency exits, paving & striping, outside lighting all need completion. Ms Gannett stated they were all ready for completion at this point. To secretary a letter of findings will need to be sent out.

**NEW BUSINESS:**

CEO Reports that a use permit application for an automobile repair station with no fuel - it is a

permitted use, building has 1000 feet customer service area. Will be referred to this Board for a site plan review as the CEO cannot approve. On the agenda for the May 8<sup>th</sup> meeting.

Faith Plummer made the motion to close the Planning Board meeting. Seconded by Victor Kirmes.

**Planning Board meeting was adjourned at 7:20 p.m.**

**Chairman Goodwin opened Public Hearing #2 Sports Complex Expansion at 7:30 p.m. April 24, 2013.**

For public input and comments on a Conditional Use Permit for the expansion of the Sports Complex located in Hollis at 14 Lower Tarbox Road Hollis Tax Map 12 lot 4 & 4E.

Jon Whitten Terradyn Consultants, LLC Engine spoke representing the Recreation Committee. The plan is to expand 2 more soccer fields that can also be utilized as 2 more baseball/ softball diamonds (baseball or soccer cannot be played at the same time), expand the walking path ½ mile, add a new storage shed, add concrete pads for portable toilets, and portable bleachers. The Sports Complex facility will have the ability to hold three games at any one time. 375 people is the average use of the fields. 136 parking spaces on site already plus 31 equals 165 total parking spaces. Estimate is 4 portable toilets will support 250 people for up to 8 hours of usage. They do not expect any trees need to be cleared. Committee would like to raise money for additional watering system for fields. Committee assumes that vehicles and emergency vehicle can pass on the walking paths. Portable toilets will be located near the plains roads tree line. One portable toilet is there at this time of year located by the concession stand near play ground. Additional toilets are brought on in on planned big attendance day events.

Shawn Sage stated that Lower Tarbox Road becomes a busy parking lot. Is there any way to stop the parking g from going up further on Lower Tarbox Road?

Faith Plummer asked how the parking was calculated?

Jon Whitten stated 5 family members per child.

Chris Roy asked if the gravel lot was being used between the Fire Dept and Sports Complex now?

Jon, Yes.

Chris Roy- We are already looking at a larger parking issue if that gravel lot is already in use.

Debbie Tefft- For Round Robins and special events days, we do have large crowds. People are still going to park on the road. The Committee feels we are covered for average use of the fields. I do not know how we can train people not to park there.

**Chairman Goodwin closed the Public Hearing at 7:49 p.m.**

**Chairman Goodwin accepted a motion made by Chris Roy to reconvene the Planning Board meeting at 7:50 p.m.**

The Sports Complex expansion was reviewed for conditional use and zoning. Code Enforcement Officer stated they had provided the necessary paperwork and complete application to make final decisions and the conditional use is ready for approval.

Parking and portable toilets have been addressed.

Victor Kermes made the motion to accept without conditions the Sports Complex Conditional Use as

presented in the application. Seconded by Chris Roy.

All in favor, motion passed.

**Chairman Goodwin accepted a motion by Chris Roy seconded by Victor Kirmes to adjourn the Planning Board meeting at 7:55 p.m.**

Submitted by,

Martha E Huff

Sign in sheet attached to minutes.

Revised and Approved 5/22/13

Martha Turner, Secretary