

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

28 October 2013

Minutes of Planning Board Meeting

Call to Order: Following a public hearing, the regular meeting of the Town of Hollis Planning Board was called to order at 7:26 PM at the Hollis Community Building by David Goodwin, Chairman.

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

Review of Minutes:

The minutes of the September 23 Planning Board meeting were presented and discussed. Mr. Roy moved to accept the minutes as presented; Mr. Kirmes seconded. Motion carried 4 – 0.

The minutes of the October 12 site walk were presented and discussed. Ms. Plummer moved to accept the minutes as presented; Mr. Roy seconded. Motion carried 3 – 1, with Mr. Kirmes abstaining.

New Business:

Michael Collin, owner and developer of Wild Acres Subdivision, Map 7 Lot 2-D, on Cape Road. Mr. Collin presented his request for a revision of his previously approved subdivision to allow him to sell some of his lots before he finishes the entire road, to provide funds with which to complete the paving. In 2010 the subdivision was originally approved for a total of (six) 6 lots.

Mr. Goodwin suggested that Mr. Collin might be permitted to develop and sell four (4) lots before completing the basecoat of pavement, providing the gravel road is complete including the hammerhead for turnaround. Mr. Collin would then be required to complete the top coat of paving within the following two (2) years whether or not he sells the remaining two (2) lots.

Mr. Collin stated that he has just renewed his \$10,000 bond with the Town of Hollis. Board members expressed concern regarding whether that amount is sufficient to cover the cost of completing the paving if the contractor goes out of business. Mr. Goodwin will consult with the Selectmen regarding this question. Prior to the next meeting, Mr. Collin will provide the Planning Board with an estimate of the cost of paving.

Old Business:

William Kowalski reported that he has staked out the area where he will be extracting gravel on Map 16 Lot 28-2. Mr. Roy emphasized that the Planning Board is working to protect the neighbors, especially regarding noise, traffic, and infringement on property lines. Mr. Kowalski stated that he will be leaving a large gravel buffer to assist with noise reduction. He will be contacting Tooth and Associates to provide a topography map to go with his sketch plan for the project. Mr. Gordon will assist Mr. Kowalski in contacting DEP regarding their requirements for a borrow pit permit. It was noted that it is possible that the Town may be more restrictive than State regulations regarding such pits.

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Planning Board 10-28-13

Page 2 of 2

**CEO Report:**

Mr. Gordon reported on two upcoming items. On Wednesday 10/30/13 at 11:00 he will be meeting at his office with a representative from DEP to discuss and visit several properties. He invited members of the Board to attend.

Mr. Gordon also stated that a property on Bonny Eagle Road has previously been granted a home occupation permit for a farm stand, and now is requesting a commercial use permit for a small pottery studio at the same location. He does not anticipate this will come before the Planning Board.

**Correspondence:**

Mr. Goodwin reported on an email received by the Planning Board concerning the Sports Complex on Plains Road. Apparently on a recent weekend there was a large soccer tournament which overloaded both the parking lots and the toilet facilities. Mr. Goodwin pointed out that these are the two areas specifically addressed in the Board's approval of the Sports Complex expansion plans, and perhaps the engineer's calculations for both will need to be revisited. Mr. Gordon noted that there is a lot of land available to be developed for additional parking. Mr. Goodwin will consult with the Selectmen regarding how to handle this issue in the future. He suggested that the Conditional Use Permit could be rescinded if its conditions are not met. This item will be reconsidered at the next regular Planning Board meeting.

**Next Meeting Date:**

The next regular meeting of the Hollis Planning Board is scheduled for 7:00 PM on Monday, November 25, 2013, at the Hollis Community Building.

**Adjournment:**

With no other items to be heard, Mr. Roy moved to adjourn the meeting. The motion was seconded by Ms. Plummer, and carried unanimously. Mr. Goodwin adjourned the meeting at 8:30 PM.

Minutes submitted by Martha Turner, Secretary

Approved as amended 11-25-2013