



PLANNING BOARD

BOARD MEMBERS:

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

Minutes of Planning Board Meeting 12 January 2015

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM on Monday, January 12, at the Hollis Community Building by Chairman David Goodwin.

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

Review of Minutes: Minutes of the December 8 meeting were discussed and unanimously approved as presented.

Correspondence: Mr. Goodwin distributed copies of a flow chart for subdivisions, noting that this is not an official town document, but is just to be used a guideline to assist board members when subdivisions are under review.

CEO Report: Mr. Gordon reported that he has heard from the Saco River Corridor Commission that there may be a couple of projects upcoming in the near future. He will update as necessary.

Re: gravel pit update. Mr. Gordon reported that Mr. Kowalski has removed 1932 cu. yd. of material from the pit in 2014, which is well within the Planning Board's annual limit of 5000. He noted that he has had a complaint from a neighbor regarding activity at the gravel pit on Saturday; he has asked the complainant to document all the details if it happens again, and let him know right away.

Mr. Gordon reported that he has received a public comment regarding the subdivision proposed for Deerwander Rd. at Mansion Rd. The caller expressed concern about insufficient sight distances, about the safety of putting several driveways on a portion of Deerwander where there is a sharp curve. Mr. Gordon expressed his own concern that all of the other cluster subdivisions he has seen have had access from a small side road, such as Mansion Road.

Old Business: Discussion of the proposed changes to the town's Zoning Ordinance regarding "home occupations." A final draft of the proposed changes will be presented to the Planning Board for consideration at the next meeting. In order to be on the June town warrant, public hearings must be held before the end of March.

Mr. Roy expressed his concern that no one wants to prevent someone from having an office in their home; just need to clarify the language of the ordinance. The intent is that an office in the home is permitted, but a business in a garage of other accessory building must be considered as an additional use, requiring adequate space and bulk.

New Business: Mr. Roy expressed his interest in developing town ordinances specifically dealing with noise, parking, loitering, and dark sky compliance for businesses. He noted that both Buxton and Alfred have had to deal with panhandling, so Hollis should be proactive in this area. He suggested the Planning Board develop some drafts and present their ideas to the selectmen for their consideration. Mr. Roy will meet with the secretary to prepare documents for review at a future meeting.

Public Comment: None

Next Meeting: The next regular Planning Board meeting will be Monday, January 26, 2015, at 7:00 PM.

Adjourn: The meeting was adjourned at 8:05 PM.

Minutes Submitted by Martha Turner, Secretary

Approved by Planning Board 1-26-15