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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 27 October 2014

**Call to Order:** The regular meeting of the Town of Hollis Planning Board was called to order at 7:02 PM on Wednesday, October 27, 2014 at the Hollis Community Building by Chairman David Goodwin.

**Roll Call:** David Goodwin, Christopher Roy, Victor Kirmes, Rita Perron, Patrick Lawler, CEO Peter Gordon.

**Review of Minutes:** Minutes of the September 24 meeting were discussed and approved as presented, 4 yes with one abstaining.

**Correspondence:** Members received copies of correspondence from August, previously discussed, regarding Poland Spring water.

**CEO Report:** Mr. Gordon reported that Poland Spring has begun construction of a well house which was previously approved. He stated that he has not heard anything more regarding a dollar store, although the company has submitted detailed plans to the town of Waterboro.

Re: Station House Grill. The commercial building has been sold at auction to an investment firm, which has leased the store/gas and the restaurant to two different people. Inspection by the state fire marshal is in progress. Before the restaurant can open, a new septic system must be approved by the state and the town.

**Old Business:** None

### New Business:

1. Setback at 32 Cape Road. Mr. Gordon reported that the new owner of this property plans to remove all existing structures and replace with a modular home. The setback would be increased from the current 8'9" to 27.5'. This will still be nonconforming, but it will be less nonconforming. Motion by Mr. Lawler: the Planning Board finds that this application is in compliance with the Hollis Zoning Ordinance. The motion was seconded and discussed. The motion carried unanimously. Mr. Gordon will issue the building permit.
2. Possible change to Zoning Ordinance re: home occupation language.

Section 6.11.1 of the Hollis Zoning Ordinance states: "Home occupations shall be carried on wholly within the principal building or within a building or other structure accessory to it." Mr. Gordon expressed concern about applicants for a home occupation wanting to do auto repair in their garage, and similar inappropriate home occupations. Perhaps this section should read "Home occupation shall be carried on wholly within the principal building," thus eliminating the use of garage or other accessory dwelling. Also of concern is the wording of the official definition of "Home Occupation" in the definition of the ordinance. Perhaps examples are not necessary in the definition, thus deleting "realtors, surveyors, tradesmen."

The CEO and the secretary will work up a draft of a new definition and rewording of section 6.11.1. This will be discussed further at the next Planning Board meeting. Mr. Gordon noted that hearings on proposed changes must be held within the near future to get this to the Town Clerk by March to be included on the June ballot.

**Public Comment:** None

**Next Meeting:** As there are no new items pending consideration at this time, there will be no meeting on November 10. The next regular meeting of the Planning Board will be on Monday, November 24, at 7:00 PM at the Hollis Community Building.

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

Minutes Submitted by Martha Turner, Secretary

Approved by Planning Board 11-24-14