



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 27 August 2014

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM on Wednesday, August 27, 2014 at the Hollis Community Building by Mr. Goodwin.

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

Review of Minutes: Minutes of the July 23 meeting were unanimously approved as presented.

Correspondence: A Hollis resident recently contacted the Town with questions about deteriorating well water quality, specifically whether it might be related to Poland Spring's recently amended C.U.P. At the resident's request, the secretary has provided her with copies of the minutes of all meetings which dealt with the Poland Spring C.U.P. Copies of her correspondence will be on file with the Planning Board records. The CEO, the Selectmen, and Poland Spring have also been participating in the correspondence on this issue. The CEO encourages any residents with concerns about their well water to feel free to contact town officials with their questions.

CEO Report: Mr. Gordon reported that he has been working with a business owner on Main Street, across from Your Country Store, regarding cleaning up debris around the building and adding screening. In the future, this may require a revised Conditional Use Permit.

Mr. Gordon reported on a subdivision where timber is being harvested. He noted that until there is a building permit issued, a landowner must file "Intent to Harvest" with the State.

Old Business: None

New Business: Travis Letellier, from Northeast Civil Solutions, presented information regarding a client desiring to construct a Dollar General store on land at Map 2 Lot 86-2, next to 59 Cape Road. The Planning Board has received an application for a Conditional Use Permit and a sketch plan for the proposed store.

Ms. Plummer asked if permeable paving had been considered. She noted that the planned water retention area might only last a few years, while the use of porous paving would eliminate the need for the water retention area. Mr. Letellier replied that this has not been considered at this time.

Mr. Letellier stated that the building is expected to be a total of 9100 square feet, with 7000 square feet of retail space. He noted that this is more of a general store, which includes items priced at more than one dollar. They expect to have 6 – 8 employees. He stated that a traffic study has not yet been done.

Mr. Goodwin noted the size of the sign on the picture submitted to the Board, and discussed the town's signage requirements. Mr. Gordon stated that Hollis allows a maximum of three signs, one of which may not exceed 32 square feet, with a total of 64 square feet for all signs. Mr. Letellier explained that there will be as different company handling signage.

Ms. Plummer asked about the location of the septic system. Mr. Letellier replied that this is only a preliminary sketch plan, and the septic system might not actually be located where it is currently indicated on the plan. Mr. Gordon emphasized the importance of the soil survey regarding the location of the septic system. Mr. Letellier noted that the store is expected to have two restrooms and one water fountain.

Mr. Gordon mentioned the style of the proposed building, and requested the treatment of the façade to be in line with other Hollis buildings, as intended by the Zoning Ordinance.

Ms. Plummer inquired if there are any other Dollar General stores in Maine. Mr. Letellier replied that there are three currently under construction, in Oakland, Lewiston, and Auburn. There is also a handful in New Hampshire. The company is primarily based in the south, with a total of 11,000 stores nationwide.

Mr. Kirmes asked if more than two handicapped parking spaces will be provided. Mr. Letellier replied that there is a standard of one handicapped space for each 25 total spaces. Parking area for 50 cars would thus include two reserved for handicapped.

Mr. Kirmes asked about fuel storage for heating requirements. Mr. Letellier replied that there will be no oil heat. There will be one buried propane tank.

Mr. Gordon advised Mr. Letellier to include as much of the CUP checklist on the final plan as possible, and allow seven lines for signatures. Mr. Gordon also recommended using a notebook with tabs to address each of the CUP application requirements. If any waivers are requested, please state why.

The Planning Board and the Code Enforcement Officer concluded that the proposed use, retail > 2000 feet, does indeed fit within the Zoning Ordinance Use Table. Mr. Letellier will be in touch with the Town within the next few months to proceed with the more detailed plans. After that meeting, a site walk and a public hearing will be scheduled, and neighboring property owners will be notified.

Public Comment: None

Next Meeting: There will be no meeting on September 10. The next regular meeting of the Planning Board will be on Wednesday, September 24, at 7:00 PM.

Adjourn: The meeting was adjourned at 7:55 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 9-24-14