



PLANNING BOARD

Paul Mattor, Chair
Max Kenney, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Tom Witkowski
Don Roth Jr.

Minutes of Planning Board Meeting 23 November 2020

Members Present: Paul Mattor, Chair; Max Kenney, Vice Chair; Don Roth Jr., Heather Sullivan, Peter Lovell.
Absent: Jessica Brackett, Tom Witkowski.

Others Present: Dave McCubrey, Jack Rogala, and Mary Hoffman, Select Board; Tammy Munson CEO; Bennet Flinner, Select Board Office Assistant; Martha Huff, Town Clerk; Martha Turner, Secretary; Eric Sanderson, SMPDC.

Applicants: Chad Chahbazi, Steve Barrett, Dustin Burnett, Darren Elder.

Hollis Residents: Rachel McCarthy, Becky Bowley, Harold & Liz Stover, Bruce London, Jon Farr, Doug Dolan, Ben Schulz, Dan Yarumian, Mike Williamson, Amanda Graham.

Call to Order: A quorum being present, meeting was called to order at 7:05 PM by Chair Paul Mattor, via Zoom.

Public Hearing: MELV Hanson LLC, Conditional Use Permit #2201-4142. Motion was made and seconded to suspend Planning Board meeting and open public hearing; carried 4-0-1. Hearing opened at 7:09 PM.

Overview of the project presented by Chad Chahbazi and Steve Barrett, of Cenergy. The proposed solar energy project will cover 19.75 acres off Amanda's Way. Liz Stover expressed concern about the project's impact on the Salmon Falls historic district, the agricultural district, and the adjacent wetlands. Mike Williamson asked if there will be additional phases to this project. Mr. Chahbazi explained that they had considered a second phase for a neighboring property owner, but that will not occur due to updated ruling from Maine PUC.

In response to concerns about spraying herbicide to control weed growth between the twice yearly mowings, Mr. Chahbazi stated that they would be willing to forego the spraying. Mr. Chahbazi stated that the area will be hydroseeded when construction is complete. Ms. Stover asked if they would be willing to use a hydroseed mix that is pollinator friendly, and the response was positive. When asked what "grubbing the road" means, Mr. Barrett explained that equipment will loosen up the existing road material and then compact and flatten out the surface to make it more passable. This process will be repeated after construction is completed.

After all comments had been received, motion was made and seconded to close the public hearing and resume the regular Planning Board meeting. Motion carried 4-0-1; meeting resumed at 7:40 PM.

Minutes: Motion was made to approve minutes of 28 October 2020. Motion was seconded; carried 4-0-1. (The meeting scheduled for November 9 was canceled.)

Correspondence: None

Reports: Ms. Munson reported that Code Enforcement continues to be busy, and there may be an application for a subdivision in the near future. She noted that new housing permits in FY 19-20 totaled 14. Since July 2020 the total is already up to 23.

Unfinished Business: MELV Hanson LLC, Conditional Use Permit #2201-4142. After discussion of the fact that the land will be exempt from property taxes, Cenergy is willing to pay the town \$2,000 per megawatt per year in lieu of property taxes; this would be \$14,000 per year for twenty years. Mr. Sanderson noted that payment in lieu of taxes is a common practice for solar projects. Mr. McCubrey will consult with the Tax Assessor regarding this payment. The developer stated that the total construction cost of this project will likely be between \$7.5- and \$8 million-dollars including labor and materials. Construction time will be approximately 4 – 6 months.



PLANNING BOARD

Paul Mattor, Chair
Max Kenney, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Tom Witkowski
Don Roth Jr.

There will be noise from the pile drivers pounding in the posts perhaps over a period of 4 – 6 weeks. After construction is complete, the only noise will be from the two inverters; there will be no noise at night. The condition of Amanda's Way was discussed. Ms. Graham noted that cell tower workers use snowshoes to access the cell tower in the winter. Motion was made and seconded to seek input from Hollis Road Commissioner, Code Enforcement Officer, and Fire Chief to determine adequacy of the current road conditions, whether the road meets minimum town road standards or needs to be upgraded. Motion carried 4-0-1. A road maintenance plan will also be required.

Seven letters have been received from neighbors with concerns about the project. These letters were read into the record by Mr. Mattor and Ms. Sullivan. One major concern is the visual impact.

Mr. Mattor asked Ms. Munson where this project falls on the Use Table. Ms. Munson noted that the closest use appears to be "Utility or communication poles, towers, lines, substations, etc." which would be a conditional use.

Setbacks were discussed. The front setback must be at least 50' from Amanda's Way. Side and rear setbacks must be at least 35' from property lines. CEO noted that there are no setbacks for fences; a fence may be built right on the property line.

The Decommissioning Plan was discussed. Mr. Mattor will submit the plan to an engineer for review, and then refer it to the Select Board regarding the bond required. Motion to this effect was made and seconded. Motion carried 4-0-1.

New Business: Conditional Use Permit #2201-4141, 344 Mansion Road, appeal of denial by Code Enforcement. Dustin Burnett and Darren Elder have submitted an application to use the existing barn as a "Lodge" and to use the existing 5-bedroom house for a short-term private rental (Airbnb or VRBO). This property is in the RR2 zone. CEO has denied, and applicants are appealing the denial.

Following is from the CEO's denial letter: "The proposed 'Lodge' is intended to be a 'for profit' Lodge. The Town of Hollis Use Table allows 'non-profit churches, lodges, meeting halls' but not 'for profit.' After reviewing the Town of Hollis Use Table, short term rentals are not listed in the Use Table, although, hotels, motels, inns, etc. are listed and is the closest to the proposed use you are applying for. This use is also prohibited in the zone."

Motion was made to uphold Code Enforcement's decision and deny the appeal. The motion was seconded and discussed. Motion carried 4-0-1. The appeal is denied.

Long Range Planning: None

Public Comment: See above under "Unfinished Business"

Plan for Next Meeting: Monday 9 December 2020, 7:00 PM via Zoom.

Adjourn: Meeting adjourned at 10:00 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 9 December 2020