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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 9 December 2020

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

**Others Present:** Dave McCubrey 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, Leo McConnell, Dan Diffin, Josh Bowe.

Hollis Residents: Becky Bowley, Liz Stover, Patricia Hanson, Bruce London, Benjamin Gagnon, Dave Durrell.

**Call to Order:** All members being present, meeting was called to order at 7:09 PM by Chair Paul Mattor, via Zoom.

**Minutes:** Motion was made to approve minutes of Planning Board meeting 23 November 2020. Motion was seconded; carried 4-0-3. Motion was made to approve minutes of MEVS Hanson Solar Project Site Visit on 15 November 2020, including list of attendees. Motion seconded; carried 2-0-5. Motion was made to approve minutes of Poland Spring Site Visit 15 November 2020, including list of attendees. Motion seconded; carried 2-0-5.

**Correspondence:** None

**Reports:** Ms. Munson reported that Code Enforcement continues to be busy, and there will be two applications for major subdivisions in the very near future.

**Unfinished Business:** MELV Hanson LLC, Conditional Use Permit #2201-4142. Mr. Chahbazi and Mr. Barrett provided a Power Point presentation addressing some of the concerns raised at the last meeting. A revised site plan and a landscaping plan were presented. Fire Chief Chris Young has submitted a letter indicating his approval of the plans for gravel access road and 28' radius turnaround.

The front setback on Amanda's Way will be a minimum of 50', and side setbacks will be a minimum of 35'. The 7' chain link fence with green slats will be erected approximately 35' from property lines. After consulting with local nurseries, the developer has submitted a landscaping plan that includes planting arborvitae (or similar) to lessen the visual impact. The developer has agreed to plant a pollinator-friendly seed mix under the panels, and woody growth will be managed by mechanical means only, with no use of herbicides.

The condition of Amanda's Way was discussed. The developer will assume full responsibility for road maintenance, including plowing, all the way from Salmon Falls Road to the turnaround. Ms. Bowley spoke on behalf of the property owners (Ken Stone and Robert Hanson Sr.), noting that they are working with an attorney to develop a legal agreement regarding the road maintenance. She noted that the road and the cell tower are owned by Frank Hanson, and the property owners have been granted access to the road.

**Motion:** The CEO will work with the developers to establish the necessary depth of the road base during construction, with a minimum of 12 inches. Motion seconded; carried 6-0-1. **Motion:** The CEO will inspect Amanda's Way prior to issuing an occupancy permit, and will inspect the road at least every five years during the life of the project to ensure that the road is kept up to standards. Motion seconded; carried 6-0-1.

The question of "payment in lieu of taxes" was discussed. Mr. McCubrey stated that the Select Board and the Assessor are working together on the taxation questions, and will continue to work with the developer to resolve this issue.



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The decommissioning plan was discussed, including a performance guarantee. Mr. Chahbazi noted that such a bond is like an insurance policy in case the developers default. This plan has not yet been reviewed by an attorney or an engineer. Mr. McCubrey stated that the Select Board is working with the developers on the decommissioning plan and performance bond.

Tree cutting was discussed. Mr. Chahbazi stated that according to the EPA calculator, the production that you get from the CO2 offset far outweighs the trees that will be cut. Ms. Bowley stated that the property is in tree growth and the owners will be cutting some trees before the solar project begins, working with a forester and a land surveyor. No trees will be cut within the buffer zones on the north and northeast sides. There is a detailed landscaping plan with this application. Bruce London, abutter, expressed concern about the potential for clear cutting which would have a negative impact on visual access.

Wetlands were discussed. The developer has revised the plan to include a small wetland area in the southern array, which will still be under the DEP threshold. They are working with a biologist and filing a Tier 1 application with DEP for freshwater wetland alteration.

Mr. Sanderson asked about access for fire fighters if necessary. The developers plan to install a Knox box or similar access. The developers also agreed to provide training to the Hollis Fire Department on how to respond if there should be a fire.

Review of "Factors Applicable to Conditional Use" Hollis Zoning Ordinance, Article 3.7.4.6.

b. The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat. There will be impact on wildlife habitat; the developer is working with a biologist and will follow all DEP regulations to minimize wildlife habitat impact.

c. The use will conserve shore cover and visual, as well as actual, access to water bodies. Does not apply; there are no water bodies involved in this project.

d. The use is consistent with the Comprehensive Plan. The use was found to be consistent with the Zoning Use Table, which is based on the Comprehensive Plan.

e. Access to the site from existing and proposed roads is safe and adequate. The proposed use will not aggravate or cause undue traffic congestion. The Conditions of Approval will thoroughly cover road access and maintenance.

f. The site design is in conformance with all flood hazard protection regulations, and any proposed construction, excavation, or fill will not affect a water body's ability to store floodwater. Not in a flood zone. Minimal impervious surface will be created. No water bodies involved.

g. Adequate provision for the disposal of all wastewater and solid waste has been made. There will be no wastewater. Construction debris will be removed per best management practices. Decommissioning plan has been provided for end of project.

h. Adequate provisions for the transportation, storage and disposal of any hazardous materials have been made. No hazardous materials will be involved.

i. A storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed. Minimal impervious service will be created.

j. Adequate provisions to control soil erosion and sedimentation have been made. Best construction practices will be followed, with monitoring by Code Enforcement Officer.

k. There is adequate water supply to meet the demands of the proposed use. Not applicable.

l. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor and the like. A detailed landscaping plan has been submitted. Vegetative buffers will be created and maintained by the applicant.

m. All performance standards in this Ordinance, applicable to the proposed use, will be met. All performance standards have been reviewed.

n. The use will not deplete or degrade adjacent water bodies or supplies. No herbicides or other chemicals will be used.

o. The use will not adversely burden existing municipal infrastructure. The road will be maintained by the applicant, and monitored by the Code Enforcement Officer. Access and training for EMS will be provided.

p. Adequate provisions for fire protection for the intended use. Letter has been received from Hollis Fire Chief.

q. The Planning Board should consider the advice of the Conservation Commission where applicable. No communication has been received from the Hollis Conservation Commission.

All of the above items (b) through (q) were reviewed by individual motions for each item, with a vote of 6-0-1 recorded for each item.



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**Motion:** Motion was made to approve the Conditional Use Permit #2201-4142 for MEVS Hanson LLC with attached Conditions of Approval. Motion was seconded and discussed. Motion carried 6-0-1.

**Unfinished Business:** Conditional Use Permit #2201-4140, Poland Spring. There has been a minor revision to the application, to include a water silo in the truck turnaround area; this will not affect the solar project. **Motion:** To find the application complete. Motion seconded; carried 6-0-1. **Motion:** To waive an additional site visit. Motion seconded; carried 6-0-1. **Motion:** To hold a public hearing at the next Planning Board meeting on Wednesday 23 December 2020. Motion seconded; carried 6-0-1.

**Long Range Planning:** None

**Public Comment:** See above under "Unfinished Business"

**Plan for Next Meeting:** Wednesday 23 December 2020 at 7:00 PM via Zoom, to begin with public hearing for Poland Spring Conditional Use Permit #2201-4140.

**Adjourn:** Meeting adjourned at 9:50 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 23 December 2020