



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 December 2020

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

Others Present: Dave McCubrey, Jack Rogala, Mary Hoffman, Select Board; Tammy Munson CEO; Bennet Flinner, Select Board Office Assistant; Martha Turner, Secretary; Eric Sanderson, SMPDC.
Applicants: Dan Diffin, Leo McConnell, Matt Reynolds, Brian Rayback, Josh Bowe.

Call to Order: A quorum being present, meeting was called to order at 7:04 PM by Chair Paul Mattor, via Zoom.

Public Hearing: Motion was made and seconded to suspend the meeting and open the public hearing for Poland Spring CUP #2201-4140. Motion carried 5-0-1. Public hearing opened at 7:06 PM. Mr. McConnell presented an overview of the four projects included in this application. Mr. Mattor read a letter received from Terry Walters. No members of the public were present. Hearing no public comment, motion was made and seconded to close the public hearing. Motion carried 5-0-1. Public hearing was closed at 7:10 PM. Motion was made and seconded to reopen the Planning Board meeting at 7:11 PM. Motion carried 5-0-1.

Minutes: Motion was made to approve minutes of Planning Board meeting 9 December 2020. Motion was seconded; carried 4-0-2.

Correspondence: None

Reports: Mr. McCubrey reported that the Select Board meeting on January 6 will include a public hearing regarding a nuisance building. He also reported that the CEO is working on some possible ordinance changes for the coming year.

Mr. Mattor has received a notice that the Hollis Conservation Commission is seeking new active members to join their board. If interested, please contact Chair John Mattor.

Unfinished Business: Conditional Use Permit #2201-4140, Poland Spring. Dan Diffin of Sevee and Maher Engineers introduced a Power Point presentation to recap. The four included projects are: solar array, interconnection of UW-7, paved access to municipal offload of utility water, and addition of a silo for dedicated storage of spring water. None of these projects will require a change to the existing permitted withdrawal limit. Letter has been received from Hollis Fire Chief regarding emergency access. DOT driveway/entrance permit has been received.

Poland Spring has applied to Maine DEP in October for a Site Location of Development Act (SLODA) Permit. This may take another few months to process. Mr. Mattor noted that this application is an amendment of the original Conditional Use Permit approved 9-2-99; all conditions of that approval will remain in effect and automatically carry forward.

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.* Developers are working with a biologist whose survey found no wetlands or potential vernal pools. The developers are also working closely with DEP, Maine Inland Fisheries and Wildlife, and Maine Natural Areas Program to minimize wildlife habitat impact.

c. *The use will conserve shore cover and visual, as well as actual, access to water bodies.* No impact. The array will not be visible from Killick Pond.

d. *The use is consistent with the Comprehensive Plan.* The use is ancillary to an approved use which is consistent with 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.* After construction is completed, vehicle access will be minimal. DOT driveway access approved. Letter from Hollis Fire Chief states emergency access is adequate.

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.* There will be no change to the existing stormwater features or adjacent water body's ability to store floodwater.



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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 surface 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 maintained by Poland Spring.

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. Poland Spring is not proposing an increase in permitted water withdrawal rates.

o. *The use will not adversely burden existing municipal infrastructure.* There will be no measurable impacts to existing municipal infrastructure as a result of these projects.

p. *Adequate provisions for fire protection for the intended use.* Letter has been received from Hollis Fire Chief. All emergency access points will be accessible via Knox box or similar. Training will be provided for the Hollis Fire Department.

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 5-0-1 recorded for each item.

Conditions of Approval:

1. The applicant will work with the CEO post-approval to file and obtain all necessary Shoreland Zoning construction permits.

2. SLODA permit from DEP will be provided to CEO post-approval. If the Maine DEP permit approval comes back with issues noted that are beyond the CEO's authority to address, the project may be referred to the appropriate governing body for amendment.

3. The applicant will work with Hollis Fire Chief to finalize and property install and maintain appropriate surface of access road into solar panels.

4. The applicant agrees to adhere to all construction and landscaping plans as represented to the Planning Board.

5. The reseeding below the solar panels will include a pollinator friendly mix.

6. Vegetation will be controlled by regular mowing. No herbicides will be used.

7. The applicant will work with the Hollis Select Board to finalize the decommissioning plan, including a performance bond naming both DEP and Town of Hollis.

8. Training will be provided to Hollis Fire Department on safety and operational procedures in the event of fire, electrocution, or other issues at the solar facility.

9. Any gates or buildings requiring access by emergency personnel shall have access by Knox box or similar.

Motion: Motion was made to approve Conditional Use Permit #2201-4140 for Poland Spring, with nine specific Conditions of Approval. Motion was seconded and discussed. Motion carried 5-0-1.

Long Range Planning: None

Public Comment: None

Plan for Next Meeting: Wednesday 13 January 2021 at 7:00 PM via Zoom.

Adjourn: Meeting adjourned at 8:44 PM.

Minutes submitted by Martha Turner, Secretary

Approved by Planning Board 13 January 2021