



PLANNING BOARD

Paul Mattor, Chair
Don Roth Jr, Vice Chair
Peter Lovell
Heather Sullivan
Jessica Brackett
Tom Witkowski
Vacant Seat

Minutes of Planning Board Meeting 21 October 2021

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

Others Present: Dave McCubrey, Select Board; Martha Turner, Secretary; Tammy Munson CEO; Tiffany Dean; Brian Hurtubise, Todd Hurtubise, Joy Cutrone.

Call to Order: All members present; meeting called to order at 7:00 PM by Chair Paul Mattor at the Hollis Community Building.

Minutes: Motion was made to approve minutes of 13 October 2021. Motion was seconded; carried 5-0-1.

Correspondence: None

Reports: None

New Business: Hollis Medication Station, CUP #2201-4148, owner Todd Hurtubise, presented by Brian Hurtubise. This application is for a medical marijuana retail store to be located at 962 River Road (Map 12 Lot 36A). This application was considered to be complete until space and bulk issues were discovered. The Hollis Zoning Ordinance (HZO) states that each use must meet the space and bulk requirements of the specific zone (EOZ & WBV): 80,000 sq. feet of land plus 200 feet of frontage. The applicant has plenty of land, but only sufficient frontage for two uses. The property currently includes two uses: one residential unit and a home occupation. In addition to space and bulk issues, the Hollis Marijuana Business Ordinance states that "A Caregiver Retail Store shall not operate as a Home Occupation."

Motion to table application #2201-4148, awaiting consultation with CEO and SMPDC, followed by submission of a revised application. Motion was seconded and discussed. Motion carried 5-0-1.

Plan for Next Meeting: Mr. Mattor noted that this meeting was added to the Planning Board schedule to help work through the many applicants waiting for review. Another extra meeting has been scheduled for Thursday 4 November 2021 at the Hollis Community Building. The next regularly scheduled Planning Board meeting will be on Wednesday 27 October 2021 at the Hollis Community Building.

Adjourn: Meeting adjourned 7:48 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 27 October 2021