



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 4 November 2021

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

Others Present: Mary Hoffman, Select Board; Martha Turner, Secretary; Tammy Munson CEO; David Galbraith SMPDC; Tiffany Dean; Shane Ward, Tate Hrinchuk, Joy Cutrone, Peter Cutrone, Tyler Cutrone, Stephen Pleau, Sam Tibbetts, Charles Tibbetts, Deborah Van Langen, Richard Van Langen, Mark Hodgdon, Todd Hurtubise, Randy Easler, Kandice Temm, Jim Fisk, Keith Herrick, Alison Fisk, Ruth Leavitt, Phil Latini.

Call to Order: With all members present, the meeting was called to order by Chair Paul Mattor at 7:07 PM.

Minutes: Motion was made to approve minutes of 27 October 2021. Motion was seconded; carried 4-0-2.

Correspondence: None

Reports: Mary Hoffman, Select Board, reminder that the new property tax due date is December 8. She also stated that the Finance Committee will begin meeting in January to review next year's budgets

Unfinished Business: #2201-4148, medical marijuana cultivation and conditional use permit application for 962 River Road, Todd Hurtubise. When he originally applied, he had too many uses for his existing space and bulk. There will no longer be a residence with a home occupation. That leaves space and bulk for two uses: medical cultivation and medical retail store. Both operations will be contained in one existing building, with the retail store in the front, and cultivation in back. There will be no public access between the two operations.

An abutter has submitted a letter expressing some concerns about runoff into the river and residential wells, as well as concerns about increased traffic. Mr. Hurtubise stated that vehicular traffic will not include anything larger than a pickup truck. This building has been a commercial use for many years; no stormwater plan is necessary. Odor mitigation plan includes carbon scrubbers and ozone generators. Between the two uses, a total of 19 employees will cover retail store hours as well as 24/7 cultivation.

Mr. Mattor identified some items that are not present at this time: a sketch plan of the entire site, including parking for employees and clients; a letter from the Hollis Fire Chief; a letter from SMPDC; an estimate of how many retail customers he expects per day. Upon receipt of these items, the applicant can then be scheduled for a site visit and a public hearing. Motion was made and seconded to table further discussion of this application. Motion carried 5-0-1.

New Business: Joy Cutrone, three marijuana business applications to be located at 44 Hanson Lane: Tier 1 and Tier 2 cultivation, plus manufacturing. These are all conditional uses in the RR3 Zone. Ms. Munson confirmed that there is sufficient space and bulk for all three uses. Ms. Brackett expressed concern about whether the property is more than 1000 feet from Hollis Elementary School. Ms. Cutrone noted that this is a family farm, and is 100% organic. There will be no client traffic, and no signage. One new building is proposed, to house the Tier 2 cultivation. Manufacturing and Tier 1 cultivation will be in existing building. Items missing: letter from Hollis Fire Chief; map showing 1000-foot radius for school distance.



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Motion was made and seconded to find the Tier 1 application complete. Motion carried 5-0-1. Discussion of manufacturing process. Ms. Cutrone stated that no chemicals will be used, there will be no inherently hazardous chemicals. Motion made and seconded to find the manufacturing application complete. Motion carried 5-0-1. For Tier 2 cultivation, a new building will be constructed under Code Enforcement review and approval. Motion was made and seconded to find the Tier 2 cultivation application complete. Motion carried 4-0-2. Motion was made and seconded that there will be no site visit. Motion carried 4-0-2. A public hearing will be scheduled for Thursday 18 November 2021.

New Business: Maine Only LLC (#2201-4150) Adult Use marijuana retail store application for 321 Hollis Road; Stephen Pleau, Shane Ward, and Tate Hrinchuk. Presented by owner Stephen Pleau. Mr. Pleau noted that he currently operates an adult use retail store in Bridgton. His proposed location in Hollis is well beyond the 1000-foot radius from any school. Ms. Brackett noted that there is a child care/pre-K facility nearby. Discussion of definition of “school.” CEO will find the definition of a school.

Richard Van Langen, an abutter, noted that there are applications submitted for three marijuana-related businesses within a very short distance along Route 202. He expressed concern about whether this will comply with the town’s Comprehensive Plan. Amy Van Langen also expressed concerns about traffic. Mr. Van Langen stated that he was not notified about tonight’s meeting. He was assured by the secretary that he will be receiving a certified letter regarding the site visit and public hearing.

Mr. Mattor noted that all three of these applications meet the requirements of the town’s Zoning Ordinance which is built on the Comprehensive Plan. He also noted that the town’s residents have voted more than once to allow marijuana-related businesses in Hollis.

Mr. Pleau stated that the building will have an oversized air purification system; however, all items for sale will already be prepackaged. There will be no processing or manufacturing on site. There will be a total of 6 to 8 employees, with two or three on premises at any one time. For security purposes, there will always be at least two people on site.

Mark Hodgdon expressed concern about how busy that section of 202 can be. He also expressed concern that customers might park along Cynthia Lane or along Route 202. Mr. Pleau stated that he will have parking areas for employees and customers, and will not allow parking in other areas. He also noted that they do have a DOT entrance permit. Board members discussed whether a traffic study is warranted, and decided no.

Motion was made and seconded to find the application complete. Motion carried 4-0-2. Motion was made and seconded to hold a site visit at 321 Hollis Road at 3:30 PM on Thursday 18 November 2021. Motion carried 4-1-1. A site visit will be scheduled for 3:30 PM on Thursday 18 November 2021. A public hearing will be scheduled for 7:00 PM on Thursday 18 November 2021.

Plan for Next Meeting: Wednesday 10 November 2021, 7:00 PM, Hollis Community Building.

Adjourn: Meeting adjourned 10:30 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 10 November 2021