



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 13 October 2021

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

Others Present: Dave McCubrey, Mary Hoffman, Select Board; Martha Turner, Secretary; Dan Yarumian, Ralph Ruel, Jayson Haskell, Tyler Holden, Lindsay Holden, Alan Chamberlain, Shannon Clark, Sandra Kimball, 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 22 September 2021. Motion was seconded; carried 5-0-1.

Correspondence: None

Reports: Mr. McCubrey reported on the results of the September 29 Town Meeting. Both articles passed: to move the town's tax due date, and to approve the use table for marijuana businesses. There will be a state election on November 2. Members were reminded that this is the time to start considering any possible ordinance changes for 2022. Mr. Mattor reported on the Conservation Commission's roadside cleanup project last week.

Public Hearing: Motion was made and seconded to suspend meeting and open public hearing for the Point of View Subdivision. Motion carried 5-0-1.

Alan Chamberlain asked if there would be any specific hours of operation during construction. Shannon Clark also commented on possible hours of operation. Sandra Kimball stated that the developer has already started work on the road. Ms. Munson responded that he hasn't begun building a road; he has just dumped some gravel and dirt, which he is permitted to do on his land.

Hearing no more comments, motion was made and seconded to close the public hearing and resume the Planning Board meeting. Motion carried 5-0-1.

Unfinished Business: Point of View Subdivision #2202-4250, Dan Yarumian and Ralph Ruel. Review of Shoreland Zone application and review of final subdivision plan. Civil Consultants suggested that the new road should be located in the middle of the right of way. Mr. Mattor noted that it was originally designed that way, but was relocated for the convenience of abutters. Ms. Brackett suggested putting a flat shoulder at the end of the road to allow residents to put out their trash for collection. Motion was made and seconded to leave the road in its current location, as designed, rather than in the center of the right of way. Motion carried 5-0-1.

Road construction cost estimates and performance guarantees were discussed. Mr. Mattor stated that a performance guarantee must be based on a market-based construction estimate; if the developer does not complete the road, the Town of Hollis must have access to sufficient funds to do the final work. Motion was made and seconded to ask the developer to work directly with the town's engineer to come up with a suitable estimate. Motion carried 5-0-1. A letter from the Hollis Fire Chief is also required.

Hours of operation were discussed. Members noted that allowing the developer to work longer hours per day and more days per week would allow the work to be completed faster. It was also noted that the Board has not previously restricted other developers to specific hours of operation. The town does not have a noise ordinance. Motion was made and seconded to not restrict hours of operation during construction. Motion was discussed. Motion carried 4-1-1.



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Unfinished Business: Pelletier Springs Subdivision #2202-4249, presented by Jayson Haskell, D.M. Roma Engineers. Mr. Mattor discussed items that remain incomplete. A letter from the Fire Chief is required, as well as a construction estimate.

Motion to approve the preliminary plan for Pelletier Springs subdivision and move to final review. Motion seconded and discussed. Motion carried 5-0-1. Motion was made and seconded to schedule a public hearing. Motion carried 5-0-1. The public hearing will be scheduled for Wednesday 27 October 2021 during regular Planning Board meeting. An additional site visit will not be scheduled.

Drainage was discussed. Lengthy discussion of difficulties placing both a well and a septic system on small lots in ways that will not interfere with the adjoining lot. The plan as presented shows that this is possible. Mr. Haskell will work with the town's engineer to develop a plan to make sure all lots remain buildable after all wells and septic systems are in place. They will also work together on a construction cost estimate.

New Business: Lindsay Holden, two applications for adult use marijuana businesses: (1) Adult Use retail store, Pine Tree Maine 2 (#2201-4143) and (2) Adult Use edibles manufacturing (#2201-4144), Pine Tree Maine 4, both to be located at 415 Hollis Road, the former location of the Pizza Garage. After review by the Planning Board, as well as SMPDC, motion was made and seconded to find both applications complete. Motion carried 5-0-1.

Discussion regarding the two applications being considered together or separately, since they are both planned for the same location but have been given different project numbers. Motion to revoke the previous motion. Motion was seconded and discussed. Motion carried 5-0-1.

New motion to find application complete for #2201-4143, Pine Tree Maine 2, adult use retail store. Motion was seconded and discussed. Motion carried 5-0-1.

New motion to find application complete for #2201-4144, Pine Tree Maine 4, adult use manufacturing. Motion was seconded and discussed. Motion carried 5-0-1.

Motion to combine these two applications and review them together. Motion was seconded and discussed. Motion carried 5-0-1. Mr. Mattor noted that there will still have to be two separate findings of fact letters.

Motion was made and seconded to schedule a site visit at 415 Hollis Road at 9:00 AM on Saturday 23 October 2021. Motion carried 4-1-1. Motion was made and seconded to schedule a public hearing for Wednesday 27 October during the regular Planning Board meeting. Motion carried 5-0-1.

Plan for Next Meeting: Motion made and seconded to schedule an additional meeting on Thursday 21 October at 7:00 PM to hear the next two marijuana applications. Motion carried 5-0-1. Motion made and seconded to schedule an additional meeting for Thursday 4 November 2021 at 7:00 PM. Motion carried 5-0-1. These extra meetings will assist with meeting the State imposed deadlines. The site visit at 415 Hollis Road will be 9:00 AM, Saturday 23 October 2021. The next regularly scheduled Planning Board meeting will be Wednesday 27 October 2021, 7:00 PM at the Hollis Community Building, to include two public hearings.

Adjourn: Meeting adjourned 9:48 PM.

Minutes submitted by Martha Turner, Secretary
Approved by Planning Board 21 October 2021