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## PLANNING BOARD

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

### Minutes of Planning Board Meeting 8 December 2021

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

**Others Present:** Dave McCubrey, Select Board; Tammy Munson CEO; David Galbraith SMPDC; Joy Cutrone, Tyler Cutrone, Peter Cutrone, Shane Ward, Tate Hrinchuk

**Call to Order:** With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:00 PM.

**Minutes:** Motion was made and seconded to approve minutes of 2 December 2021. Carried 5-0-1.

**Correspondence:** None

**Reports:** None

**Unfinished Business:** Joy Cutrone, applications for three Adult Use Marijuana Business Permits and three Conditional Use Permits, to be located at Moment's Peace Farm, 44 Hanson Lane, Hollis, Map 9 Lot 18:

#2201-4146 Tier 1 Cultivation

#2201-4147 Tier 2 Cultivation

#2201-4151 Manufacturing

Ms. Cutrone has provided the Board with documents requested previously: a plan for fumes and odor control, and a truck traffic protocol. These documents have been reviewed by David Galbraith, SMPDC. Ms. Munson has inspected the site on Hanson Lane, and has noted no areas of concern. All three applications are being reviewed together. Motion was made and seconded to review the "Factors Applicable to Conditional Use, Section 3.7.4.5 of the Hollis Zoning Ordinance. Motion was discussed; Mr. Mattor noted that if any of these items should fail, the whole application fails. Motion carried 5-0-1.

- a) In considering a Conditional Use Permit the Board shall evaluate the immediate and long-range effects of the proposed use. The applicant shall present adequate evidence, where appropriate, in order for the Board to make findings of fact on the proposed use. The Board shall approve a conditional use provided that the Board finds that the applicant meets the following criteria:
- b) The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat. *Minimal impact. There will be one new building on an existing site. 5-0-1*
- c) The use will conserve shore cover and visual, as well as actual, access to water bodies. *No impact. Not adjacent to any water bodies. 5-0-1*
- d) The use is consistent with the Comprehensive Plan. *Yes, the use is consistent with all existing ordinances and the Comprehensive Plan. 5-0-1*
- 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. *There is no public access to this property. A truck traffic protocol has been submitted which will be a Condition of Approval. 5-0-1*
- 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 located in a flood zone. Best management practices will be followed during construction. 5-0-1*
- g) Adequate provision for the disposal of all wastewater and solid waste has been made. *Yes, a very detailed waste disposal plan has been submitted. 5-0-1*
- h) Adequate provisions for the transportation, storage and disposal of any hazardous materials have been made. *There will be no hazardous materials. 5-0-1*
- i) A storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed. *The property is relatively level, and the new uses require minimal change from existing uses. 5-0-1*
- j) Adequate provisions to control soil erosion and sedimentation have been made. *Best management practices will be followed during construction. 5-0-1*
- k) There is adequate water supply to meet the demands of the proposed use. *There will be no significant change regarding the amount of water used. 5-0-1*
- 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. *Detailed odor control plan has been submitted.*
- m) All performance standards in this Ordinance, applicable to the proposed use, will be met. *Yes. The complete application has been reviewed and approved by the Board as well as the SMPDC planner. 5-0-1*
- n) The use will not deplete or degrade adjacent water bodies or supplies. *No adjacent water bodies. 5-0-1*
- o) The use will not adversely burden existing municipal infrastructure. *Only existing infrastructure will be roads. A truck traffic protocol has been submitted which will be a Condition of Approval. 5-0-1*



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- p) Adequate provisions for fire protection for the intended use. *Fire Chief has approved the fire protection plan. A Knox box has been installed. 5-0-1*
- q) The Planning Board should consider the advice of the Conservation Commission where applicable. *No advice has been received from the Conservation Commission. 5-0-1*

Review of Page 7 of 11 in the Hollis Marijuana Business Ordinance. In submitting a complete Conditional Use Permit application, an Applicant for a Marijuana Business shall:

1. Provide all information required for a Conditional Use Permit application under the Hollis Zoning Ordinance. *Yes, the application is complete. 5-0-1*
2. State the type of Marijuana Business for which the Applicant is seeking a permit. *Adult Use marijuana cultivation Tier 1, Adult Use marijuana cultivation Tier 2, and Adult Use marijuana manufacturing. 5-0-1*
3. Provide a map of the property to demonstrate that the site is not located within 1,000 feet of a public/private school. *Map provided. Not located within 1,000 feet. 5-0-1*
4. If the proposed Premises are leased or otherwise not owned by the applicant, provide a signed certification by the property owner allowing the operation of the Marijuana Business on the Premises. *The applicant is the owner of the Premises. 5-0-1*
5. If the Applicant is a Business Entity, provide the names and addresses of every officer, director, manager and general partner of the Business Entity. *All names and addresses have been provided. 5-0-1*
6. Provide a copy of the approved Conditional State License. *Copy of license has been provided. 5-0-1*
7. Provide a waste disposal plan. *Adequate waste disposal plan has been provided. 5-0-1*
8. Provide fumes and odor control plan. *Adequate odor control plan submitted, reviewed, and approved. 5-0-1*
9. Provide a security plan. *Security plan submitted, reviewed, and approved. 5-0-1*
10. Provide a signage plan. *No signs will be displayed, not open to the public. 5-0-1*
11. Provide a State of Maine License for pesticide application (if applicable). *Not applicable. 5-0-1*
12. Provide a State of Maine License for the use of inherently Dangerous Substances (if applicable). *Not applicable. 5-0-1*
13. Provide a State of Maine License for edible food products (if applicable). *Not applicable. 5-0-1*

**Motion made and seconded:** In finding these applications to be complete and in compliance with the Hollis Zoning Ordinance and the Marijuana Business Ordinance, the Planning Board approves the following for Joy Cutrone, 44 Hanson Lane:

#2201-4146 Tier 1 Adult Use Cultivation

#2201-4147 Tier 2 Adult Use Cultivation

#2201-4151 Adult Use Manufacturing

**Motion carried 5-0-1.**

**Unfinished Business:** Maine Only LLC, 321 Hollis Road, Conditional Use Permit and Adult Use Marijuana Business Application #2201-4150. Mr. Pleau is applying for an Adult Use Marijuana Retail Store. He is represented tonight by Shane Ward and Tate Hrinchuk. Landscape plan has been submitted as requested by the Board. The plan includes discontinuing the existing gravel driveway and making it inaccessible. Motion was made and seconded to accept the landscaping plan as presented. Motion carried 5-0-1. Lighting plan was discussed. Motion was made and seconded to require all exterior lighting (other than motion activated security lights) to be installed to reduce lighting spillage onto neighboring properties. Carried 5-0-1.

Motion was made and seconded to review the "Factors Applicable to Conditional Use," Section 3.7.4.5 of the Hollis Zoning Ordinance. Motion was discussed; Mr. Mattor noted that if any of these items should fail, the whole application fails. Motion carried 5-0-1.

- a) In considering a Conditional Use Permit the Board shall evaluate the immediate and long-range effects of the proposed use. The applicant shall present adequate evidence, where appropriate, in order for the Board to make findings of fact on the proposed use. The Board shall approve a conditional use provided that the Board finds that the applicant meets the following criteria:
- b) The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat. *Minimal impact. There is an existing building on site; no new construction. 5-0-1*
- c) The use will conserve shore cover and visual, as well as actual, access to water bodies. *No impact. Not adjacent to any water bodies. 5-0-1*
- d) The use is consistent with the Comprehensive Plan. *Yes, the use is consistent with all existing ordinances and the Comprehensive Plan. 5-0-1*
- 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. *Traffic in the area is already heavy; there is a breakdown lane to facilitate turning. 5-0-1*



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- 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 located in a flood zone. Small parking lot will add minimal amount of impervious surface. 5-0-1*
- g) Adequate provision for the disposal of all wastewater and solid waste has been made. *Existing septic system. State requires a locked dumpster on the premises. 5-0-1*
- h) Adequate provisions for the transportation, storage and disposal of any hazardous materials have been made. *There will be no hazardous materials. 5-0-1*
- i) A storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed. *The property is part of a previously approved subdivision with a storm water drainage plan 5-0-1*
- j) Adequate provisions to control soil erosion and sedimentation have been made. *No change; no new construction 5-0-1*
- k) There is adequate water supply to meet the demands of the proposed use. *Minimal use of water. 5-0-1*
- 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. *Detailed odor control plan has been submitted. Detailed landscaping plan submitted. 5-0-1*
- m) All performance standards in this Ordinance, applicable to the proposed use, will be met. *Yes. The complete application has been reviewed and approved by the Board as well as the SMPDC planner. 5-0-1*
- n) The use will not deplete or degrade adjacent water bodies or supplies. *No adjacent water bodies. 5-0-1*
- o) The use will not adversely burden existing municipal infrastructure. *Only existing infrastructure will be roads. 5-0-1*
- p) Adequate provisions for fire protection for the intended use. *Fire Chief has approved the fire protection plan. A Knox box will be installed. 5-0-1*
- q) The Planning Board should consider the advice of the Conservation Commission where applicable. *No advice has been received from the Conservation Commission. 5-0-1*

Review of Page 7 of 11 in the Hollis Marijuana Business Ordinance. In submitting a complete Conditional Use Permit application, an Applicant for a Marijuana Business shall:

1. Provide all information required for a Conditional Use Permit application under the Hollis Zoning Ordinance. *Yes, the application is complete. 5-0-1*
2. State the type of Marijuana Business for which the Applicant is seeking a permit. *Adult Use Retail Store. 5-0-1*
3. Provide a map of the property to demonstrate that the site is not located within 1,000 feet of a public/private school. *Map provided. Not located within 1,000 feet. 5-0-1*
4. If the proposed Premises are leased or otherwise not owned by the applicant, provide a signed certification by the property owner allowing the operation of the Marijuana Business on the Premises. *The applicant is the owner of the Premises. 5-0-1*
5. If the Applicant is a Business Entity, provide the names and addresses of every officer, director, manager and general partner of the Business Entity. *All names and addresses have been provided. 5-0-1*
6. Provide a copy of the approved Conditional State License. *Copy of license has been provided. 5-0-1*
7. Provide a waste disposal plan. *Adequate waste disposal plan has been provided. 5-0-1*
8. Provide fumes and odor control plan. *Adequate odor control plan submitted, reviewed, and approved. 5-0-1*
9. Provide a security plan. *Security plan submitted, reviewed, and approved. 5-0-1*
10. Provide a signage plan. *Signage must meet Town of Hollis standards. 5-0-1*
11. Provide a State of Maine License for pesticide application (if applicable). *Not applicable. 5-0-1*
12. Provide a State of Maine License for the use of inherently Dangerous Substances (if applicable). *Not applicable. 5-0-1*
13. Provide a State of Maine License for edible food products (if applicable). *All products are prepackaged and will be sourced from vendors that are already licensed. 5-0-1*

**Motion made and seconded:** In finding this application to be complete and in compliance with the Hollis Zoning Ordinance and the Marijuana Business Ordinance, the Planning Board approves the application by Stephen Pleau for an Adult Use Marijuana Retail Store #2201-4150. **Motion carried 5-0-1.**

**Plan for Next Meeting:** Thursday 16 December 2021: 2:00 PM site visit at 962 River Rd.; 3:00 PM site visit at 62/64 Hollis Road; regular meeting at 7:00 PM. (Next meeting: Thursday 6 January 2022)

**Adjourn:** Meeting adjourned 9:00 PM.

Minutes submitted by Martha Turner, Secretary  
Approved by Planning Board 16 December 2021