

**WARRANT FOR THE SPECIAL TOWN MEETING
NOVEMBER 08, 2016**

To Kaden Flynn, a Constable, in the Town of Hollis, County of York and the State of Maine:

In the name of the State of Maine, you are hereby requested to notify and warn the inhabitants of said Town of Hollis, qualified to vote in Town Affairs, to assemble at the Hollis Fire Station, 405 Plains Road, in said Town on **Tuesday, November 08, 2016** at 6:45AM in the forenoon to act on Article 1. The polls will then open at 7:00AM to act on the following secret ballot articles #2 through #14 and will close at 8:00PM in the evening **November 08, 2016**.

Greetings,

Article 1: To choose a Moderator to preside at said meeting.

Article 2: Shall the Town of Hollis vote to repeal the current 2005 Town of Hollis Residential Growth Ordinance first enacted on March 1, 1986?

Select Board – Recommends

Planning Board – Recommends

Article 3: Shall the Town authorize the Select Board, acting on the behalf of the Hollis Community Clothing Closet Committee, to accept private donations and/or grants to be kept in a protected account which allows funds to be carried forward each year?

Select Board – Recommends

Article 4: Shall the Town vote to expend up to \$1,000 from undesignated funds to the Hollis Community Clothing Closet protected account to cover incidental expenses and purchases through the end of the current FY 2016-2017?

Select Board – Recommends

Budget Committee - Recommends

Article 5: Shall the Town vote to authorize the Select Board to enter into a 1 year contract, with annual renewals, with the York County Sheriff's Office for a Town Contract Deputy to provide forty hours per week of dedicated coverage at a cost not to exceed \$135,000 the first year, which covers the costs of a Deputy's car, uniform, computer, cell phone and other equipment, with each subsequent year not to exceed \$100,000 per year, using funds from the TIF account?

Select Board – Recommends

Budget Committee – Does Not Recommend

Article 6: Shall the Town vote to require write-in candidates to declare themselves before 5:00PM, on the 45th day prior to the election?

Select Board – Recommends

Article 7: Shall the Town of Hollis vote to amend the Hollis Zoning Ordinance as Article 2, Section 2.2, Definitions as follows?

Hollis Zoning Ordinance
Article 2, Section 2.2, Definitions

Home Occupation: an occupation or profession, which is customarily carried on in a dwelling unit, ~~or accessory building or in a structure accessory to it~~, by a member of the family residing in the dwelling unit, clearly incidental and secondary to the use of the dwelling unit for residential purposes. ~~including realtors, surveyors, tradesmen and other professions that carry their business outside the home are permitted as a home occupation, as long as the business complies~~ The home occupation must conform with the above definition and **to the requirements of the Zoning Use Table and other** the performance standards as outlined in **of** this Ordinance.

Planning Board – Recommends

Select Board - Recommends

Article 8: Shall the Town of Hollis vote to amend the Hollis Zoning Ordinance Section 6.11 Home Occupations as follows?

Hollis Zoning Ordinance Section 6.11 Home Occupations (Page 64)

1. Home occupations shall be performed **entirely** ~~wholly~~ within the principal dwelling unit or within a building or other structure accessory to it.
2. Not more than two (2) persons outside the family shall be employed in the home occupation.
3. ~~There shall be no exterior display, no exterior sign (except as permitted by the provisions of this Ordinance), and no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building.~~ **There shall be no exterior displays, no exterior storage of materials, and no variation from the residential character of the principal building. Any signs shall conform to Article 6.19.1**
4. No nuisances, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, or radiation shall be generated.
5. The operators of Home Occupations ~~shall register with~~ **shall apply to** the CEO **using the “Application to Establish a Home Occupation”** before commencing with the requested occupation. ~~business. Information shall include nature and extent of the business and # of employees.~~ **The application must include all required information, documents, and application fee before review will commence by the CEO. A Home Occupation carried on within the principal dwelling unit or accessory building must be a Permitted Use as determined by the Hollis Zoning Use Table and review of the “Application to Establish a Home Occupation” by the Code Enforcement Officer (CEO).**

Planning Board – Recommends

Select Board - Recommends

Article 9: Shall the Town of Hollis Vote to Amend the Hollis Zoning Ordinance “Use Table” to clarify the parameters of “Home Occupation” as recommended by the Hollis Planning Board?

Planning Board – Recommends

Select Board – Recommends

Article 10: Shall the Town vote to authorize the Select Board to spend up to \$45,000 from the Undesignated Fund Account, which will not affect Tax levied funding, to solicit competitive proposals and services from Architectural/Engineering Firms to complete Conceptual Planning and Schematic Design documents for a planned mixed Hollis Municipal Complex?

Select Board: Recommends

Budget Committee: Recommends

Article 11: Shall the Town vote to authorize the Select Board to spend up to \$45,000 from the Poland Spring Tax Increment Funding District (TIF), and contained in the Comprehensive Plan approved by the Town of Hollis voters, which will not affect Tax levied funding, to solicit competitive proposals and services from Architectural/Engineering Firms to complete Conceptual Planning and Schematic Design documents for a planned mixed Hollis Municipal Complex?

Select Board: Recommends

Budget Committee: Does Not Recommend

Article 12: Shall the Town vote to authorize the Select Board to spend \$20,000 from the Undesignated Fund Account for information and services needed to initiate conception and/or design work for expansion of the Town Hall to accommodate ADA required access, and space for consolidated services to the residents/visitors of the Town on the 1st floor?

Select Board: Recommends

Budget Committee: Does Not Recommend

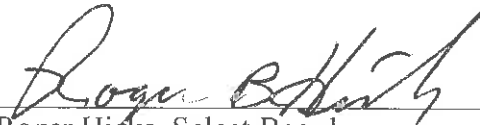
Article 13: Shall the Town vote to authorize the Select Board to accept donations and/or grants for the Veteran's Flag account, and change the account to a protected account which allows funds to be perpetually carried forward each year?

Select Board: Recommends

Signed this 8th day of September, 2016.



River Payne, Chair, Select Board

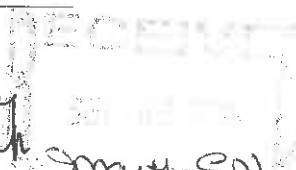


Roger Hicks, Select Board



Mike Seely, Sr., Select Board

Copy For Select Board
Three Attachments Copy
Submitted
With Attachments



Submitted 9/9/16
Hollis Town Clerk

LAST MODIFIED ON 9/8/2016*

USE

ZONES

USE	HCV		NHV	NHV	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHR CZ	RP	FHZ	EOZ	SITE
	40K	80K													
P=Permitted C=Conditional															
Blank = Not Permitted															
Accessory uses	P	P	P	P	80K	80K	20K	120K	200K	40K	200K				
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	C	P-7	P-7	P-7	
Accessory structures	P	P	P	P	P	P	P	P	P	P	C		C-7	P	
Antique shops	P	P	P	P	P	P	C	P	P	C	C			P	
Aquifer-dependent industry															
Assisted living facility 1-4 Units	C	C	C	C	C	P-12	P-12	P-12	P-12	P-12	C			C	
Assisted living facility >4 units	C	C	C	C	C	C-12	C-12	C-12	C-12	C-12	C			P-10	
Auto washing facilities	C	C	C	C	C									C-10	SITE
Auto collision service														C-10	SITE
Auto service station no fuel	P	P	P	P	P	P								C-10	SITE
Auto sales facilities	C	C	C	C	C									P-11	SITE
Auto service station, 2 or more islands														C-10	SITE
Auto service station, 1 island														C-10	SITE
Automobile graveyards														C	SITE
Bed and breakfast; 1 or 2 guest rooms	P	P	P	P	P	P								P	
Bed and breakfast >2 guest rooms	C	C	C	C	C	C								C-10	
Banks, insurance, real estate, stock brokerage, general business offices <2000 sq ft of customer service area and office space	P	P	P	P	P									P	
Banks, insurance, real estate, stock brokerage, general business offices >2000 sq ft of customer service area and office space														C-10	
Boathouses, piers, docks													P-7	C	
Bulk fuel oil, cement mixing, gasoline storage, cement mixing, general construction tanks, trucks, equipment and facilities on lots of 5 acres or more	C	C												C	
Cemeteries														C	
Churches, schools, public buildings & facilities <1000 gal	P	P	P	P	P	C	C	C	C					C	SITE
Non Profit Clubs, lodges, meeting halls	C	C	C	C	C	C	C	C	C					P-10	SITE
Clustered residential subdivisions	P	P	P	P	P		P							C	SITE
Commercial or industrial facilities involving outside sales or storage of any kind	C	C	C	C	C									P	
Commercial breeding of domesticated or fur bearing animals														C	SITE
Commercial recreation <2000 sq ft and <1000 gal														C	SITE
Commercial recreation >2000 sq ft and/or >1000 gal														P	SITE
Commercial stables														C	SITE
Commercial campgrounds														C	SITE
Convenience stores <2000 sq ft and <1000 gal no fuels	P	P	P	P	P	C	C	C	C					C	SITE
Convenience stores <2000 sq ft and <1000 gal 1 island	C	C	C	C	C									P	SITE
Convenience stores <2000sq ft and <1000 gal 2 islands	C	C	C	C	C									C-10	SITE
Convenience stores >2000sq ft and/or >1000 gal no fuels	C	C	C	C	C									C-10	SITE
Convenience stores >2000 sq ft and/or >1000 gal 1 island	C	C	C	C	C									C-10	SITE
Convenience stores > 2000 sq ft and/or >1000 gal 2 islands	C	C	C	C	C									C-10	SITE
Community center	C	C	C	C	C	C-4	C-4	C-4	C-4	C-4	C-4			C-4	SITE

Use Table Draft 5-11-16
 — ATTACHMENT to 11/8/16 warrant
 — Article # 9

USE

ZONES

	HCV	HCV	NHV	NHV	NHV	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE
	40K	80K	40K	160K	80K	80K	80K	20K	120K	200K	40K	200K				
P=Permitted C=Conditional																
Blank = Not Permitted																
Elderly housing facilities 1-4 rooming units		P		P	P	P	P-12	C-12	P-12	P-12	C-12	C-12				
Elderly housing living facilities, ≥3 rooming units		C		C	C	C	C-12	C-12	C-12	C-12	C-12				P-11	SITE
Extraction of rock, sand or gravel <1000 feet from any residence, camp or water body.															C-10	SITE
Fabricating, manufacturing, industrial activities <3200 sq ft of work area							C		C	C					C	SITE
Fabricating, manufacturing, industrial activities > 3200 sq ft of work area		C		C	C		C		C						C-10	SITE
Farming, grazing, poultry and livestock raising, farm residence																
Fishing and hunting including maintenance of hatchery facilities							P	P	P	P	P	P		P-7-8	P	SITE
Food service business, take out/drive in <800 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P-7		P	SITE
Food service business, take out/drive in ≥800 sq ft but <1500 sq ft	P	P	P	P	P	P									P	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P	P	P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and >1000 gallon	C	C	C	C	C	C									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or <1000 gallon	P	P	P	P	P	P									C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C	C	C									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >2000 sq ft and/or >1000 gallon	C	C	C	C	C	C									C-10	SITE
Food service, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P	P	P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and <1000 gallon	P	P	P	P	P	P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C	C	C									C-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and <1000 gallon	C	C	C	C	C	C									P-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and >1000 gallon	C	C	C	C	C	C									C-10	SITE
Funeral homes																
Harvesting of wild crops and grasses		C		C	C	C	C		C	C					C	SITE
Home occupations and professional offices inside the home or accessory building		P		P	P	P	P	P	P	P	P	P	P	P	P	
Home occupations and professional offices inside the home and <500 sq-ft		P		P	P	P	P	P	P	P	P	P	P	P	P	
Home occupations and professional offices inside the home and >500-sq ft but <1000-sq-ft		P		P	P	P	P	P	P	P	P	P	P	P	P	
Home occupations and professional offices outside the home and >1000-sq ft but ≤ 1600-sq-ft		C		C	C	C	C	C	C	C	C	C	C	C	C	SITE-13
Professional, business, tradesman and general offices/services inside the home and <500-sq-ft (see-home-occupation)		P		P	P	P	P	P	P	P	P	P	P	P	P	

USE

ZONES

USE	HCV		HCV	NHV	NHV	NHV	WBV	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE
	40K	80K	80K	40K	160K	80K	80K	20K	120K	200K	40K	200K				
P=Permitted C=Conditional Blank = Not Permitted																
Professional, business, tradesman and general offices/services outside the home and <1000 sq ft of customer service and office area (see home-occupation)		P			P	P		C	P	P	G	P			P	
Professional, business, tradesman and general offices/services outside the home and >1000 sq ft but <1500 sq ft of customer service and office area (see home-occupation)		P			C			C	C	C	C	C			P	SITE-13
Hotels, motels, inns providing overnight, year-round or seasonal accommodation, bar, and food service		C			C										C-10	SITE
Horticultural activities including sale of products		C								P			P-7		P	
Hospitals, nursing homes, sanitariums, etc.	C	C			C				C-9	C-9					C-10	SITE
Indoor recreation facilities including bowling alleys, skating rinks, swimming pools, etc.	C	C			C										C-10	SITE
Junkyards																
Marinas including sale of boats, bait and tackle supplies																
Mixed commercial use <2000 sq ft of store area and <1000 gallons	P	P			P			C							C-10	SITE
Mixed commercial use >2000 sq ft of store area and <1000 gallons	P	P			P										P-11	SITE
Mixed commercial use >2000 sq ft of store area and >1000 gallons	C	C			C										C-10	SITE
Mobile home parks (3)								C-4			C-4					SITE
Nursing home																SITE
Orchard and agricultural processing facility including poultry		C						C	C	C	C			C-7	C	SITE
Outdoor recreation (excluding golf course and driving range)	C	C			C			C	C-5					C-5-7	C	SITE
Planned unit development (1)	P	P			P				P		P				C-10	SITE
Police and Fire protection facilities	P	P			P				P							SITE
Professional, business, tradesman and general offices/services outside the home and >1500 sq ft of customer service and office area	P	P			P				C						P	SITE-13
Professional, business, tradesman and general offices/services outside the home and >2000 sq ft of customer service and office area	C	C			C										C-10	SITE-13
Personal service business <2000 sq ft of customer service and/or store area and <1000 gallons	P	P			P										P-10	SITE
Personal service business >2000 sq ft of customer service and/or store area or >1000 gallons	C	C			C										C-10	SITE
Retail business with <2000 sq ft of customer service, office and/or store area	P	P			P										P-10	SITE
Retail business with >2000 sq ft of customer service, office and/or store area	C	C			C										C-10	SITE
Recreational facilities	C-4	C-4			C-4				C-4						C-10	SITE
Rooming houses, 1-4 units		P			P				P						P	SITE
Rooming houses, ≥5 units		C			C				C						C-10	SITE

USE

ZONES

	HCV	HCV	HCV	NHV	NHV	NHV	NHV	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE
P=Permitted C=Conditional																		
Blank = Not Permitted																		
Residence- single family	40K	80K	80K	160K				80K	80K	20K	120K	200K	40K	200K				
Residence- two family		P	P	P				P	P	P	P	P		P				
Residence- multi family		P	P	P				P	P	P	P	P		P			P	
Single family seasonal recreational camp		P	P	P				P	P	P	P	P		P			P	
Self storage facility																		
Soil and water conservation facilities																		
Storage and sales of local farm, orchard or forest products			C					C	P		P			P			C	SITE
Timber harvesting									P		P			P			P	SITE
Utility or communication poles, towers, lines, substations, etc.	P	P	P	P				P	P	P	P	P		P			P	
Utilities including sewage collection and treatment facilities									C	C	C	C		C			C	SITE
Veterinary offices and facilities																		
Wholesale, warehouse, bulk storage and rental storage	C	C	C	C					P		P						C	SITE
Wildlife preserves including maintenance of nesting and breeding																		
Wood processing facilities areas																		
	HCV	HCV	HCV	NHV	NHV	NHV		WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE

NOTES

Only uses similar in Character to those LISTED above, temporary uses and accessory uses and structures shall be permitted. Where a specific use is not listed; the Planning Board Shall issue a use determination finding.

- Limited to resort, recreational, business, commercial including bar and food service
- Limited to one (1) family unit to minimum lot size.
- IAW title 30-A MRSA sec 4358, Manufactured Housing, Planning & Land Use Laws no portion of the mobile home park shall be in the areas defined aspoorly or very poorly drained soils by the york County soils Conservaton service
- With direct access to a paved road with a surface at least eighteen (18) feet wide
- Including golf courses and driving ranges.
- For Site Plan Review Requirements, see Article 7 of Zoning Ordinance
- Permitted and Conditional Uses and Structures must meet restrictions of the underlying zone.
- No farm residences allowed in the Flood Hazard Zone.
- With direct access to a paved road with a surface at least twenty (20) feet wide
- Not allowed in NHRCZ
- Conditional in NHRCZ
- Applies to new structures in new development only
- Plot plan only to scale showing all features, not full blown site review septic adequacy, parking, entrances, neighbors, lot lines to support this use capability on this lot

- HCV Hollis Center Village Zone
- NHV North Hollis Village Zone
- WBV West Buxton Village Zone
- RP Resource Protection Zone
- FHZ Flood Hazard Zone
- EOZ Economic Overlay Zone
- RR2 Rural Residential 2
- RR2C Rural Residential 2 Clustered
- RR3 Rural Residential 3
- RR3C Rural Residential 3 Cluster
- RR3S Rural Residential 3 Non-Cluster Subdivision
- NHRCZ North Hollis Resource Conversation Zone