

CHANGES TO HOLLIS COMPREHENSIVE PLAN

July 27, 2005

Inconsistency 1. Size of Growth Area - *“The proposed growth area does not appear to be large enough to support the majority of projected growth for the 10-year planning period.”*

- Transitional Area has been renamed Residential Growth Area.
- Residential Growth Area will allow reductions in lot sizes for multi-family and special needs housing. Single-family minimum lot size will remain at two acres.
- Goal has been set for 70% of future growth to occur in Hollis Center and Residential Growth Areas. With about 350 units projected to be built through 2015, this allocation is 245 in the growth areas and 105 in all other parts of town.
- As of July 2005, there are 39 approved but unbuilt subdivision lots located in the two growth areas. This reduces the need for building lots through 2015 in the growth areas to 206 lots.
- There are 20 approved but unbuilt lots in the rural areas of town. This reduces the need for lots through 2015 in the rural area to 85.
- If average lot size of new housing units in growth areas is 1.5 acres (average of minimum lot size for Hollis Center and Residential Growth Areas), a total of 309 acres will be needed to accommodate 206 future residential units.
- Approximate amount of undeveloped land has been estimated for Hollis Center and Residential Growth Area: 400 acres in Hollis Center, 3,300 in Residential Growth Area. If half of the land in Hollis Center and all land in Residential Growth is used for residential purposes, these two areas could accommodate up to 1,850 additional dwelling units.

Inconsistency 2. Economic Development and Tax Base – *“Identify those businesses most important to the municipality’s employment and economic vitality and describe the outlook for their growth or decline in the next 10 years. Demonstrate an understanding of the municipality’s capacity in terms of predicting future revenues, expenditures and fiscal capacity to finance capital expenditures.”*

- An appendix has been added with the following additional information regarding Poland Spring, the Town’s only major private employer:
 - The Tax-Increment Financing agreement between Poland Spring and the Town of Hollis.
 - The Findings of Fact from Poland Spring’s recently approved Conditional Use Permit to expand its facility. This document prohibits Poland Spring from adding more than 416 new employees without permission from the Hollis Planning Board.
- A more detailed description of Poland Spring’s land holdings and operations has been added to the Housing and Economic Development chapter. This includes the documentation that Poland Spring’s property includes Lily Pond, Wales Pond, and other smaller surface water bodies.
- A reference to the purpose of Woodard & Curran’s memorandum has been added to Chapter 4, Natural, Historic and Cultural Resources.

Inconsistency 3A. Waterfront Access - *“The plan does not sufficiently address public access to its surface waters.”*

- More discussion has been added to Chapter 4 regarding public access to the Saco River, Deer Pond and Killick Pond.
- Data from IF&W regarding lake and stream conditions have been added to Chapter 4.
- The description of Killick Pond's recreational resources in Chapter 4 has been revised.

Inconsistency 3B. Wildlife and Fisheries Habitat - *"The plan does not adequately profile fisheries or inland waterfowl and wading bird habitats and assess the effectiveness of existing measures to protect and preserve these critical natural resources."*

- Data from IF&W regarding fisheries and inland waterfowl and wading bird habitat have been added to Chapter 4.
- The Committee discussed the need to add protections for the New England Cottontail habitat point on Bear Hill Road and decided that existing Subdivision Regulations and the proposed three-acre zoning are sufficient to protect this resource.
- A short discussion has been added to Chapter 4 regarding the effectiveness of existing measures at protecting wildlife and fisheries habitat.
- Figure 11 has been updated with current BWH data and relabeled "Rare or Exemplary Natural Plant Communities."

Inconsistency 4. Water Resources and Water Quality - *"The plan does not provide water quality of its surface waters to ascertain whether the strategies provided are sufficient."*

- Data from DEP regarding water quality have been added to Chapter 4.
- A strategy has been added to Chapter 4 to pursue a regional watershed planning effort with other Saco River communities. This strategy recognizes two key facts:
 - The Saco River Corridor Commission already provides strong protection for much of the river's watershed; and
 - A watershed planning effort will only be effective if done regionally
- A strategy has been added to Chapter 4 to monitor DEP data on water quality in Deer Pond and to enact a septic system inspection program if it worsens
- A strategy has been added to Chapter 4 to require the Planning Board to review development every five years to determine if projections of land available for development are accurate.
- A strategy has been added to Chapter 4 to use Poland Spring's extensive data on of the water quality of the North Hollis aquifer to monitor this resource.

Inconsistency 5. Historical and Archaeological Resources – *"The plan must include strategies to specify actions the municipality will take to ensure the recognition and preservation of valued historic and archaeological resources. The Plan's strategies do not include adequate measures to protect historic and archaeological resources in the development review process."*

- Strategy 6 for Historic and Archaeological Resources has been amended to extend protections to historic and pre-historic resources throughout the town.
- The inventory of Historic and Archaeological Resources in Chapter 4 has been expanded to address SPO's review comments and to incorporate MHPC data on archaeological sites.