

## Zoning Map Problem Background

### Memo to the Town of Hollis

The Town of Hollis has no adopted Zoning Map. Extensive research through Town Warrants shows no evidence that a map has been approved by voters. There is one Certified Zoning Map, as explained herein, but it lacks the quality and precision for fair administration of zoning laws.

Multiple maps show zoning, but none have evidence of adoption. The most prominent map has been displayed in the Code Enforcement Office for years, a large colorful map titled "*HOLLIS Official Land Use Zoning and Shoreland Zoning Map Draft December 1, 2008*". From the start, this map is troublesome, as it clearly states that it is a *draft*. A major error is the missing West Buxton Village Zone. Also, a very large 1,800± acre triangular area (north of Rte 202, bounded by the Waterboro town line up to Johnson Rd), is listed as RR3 zone, but there is strong evidence of Code Officers consistently calling it RR2 after 2008. This map was most likely a conceptual proposal, merely a draft of suggested changes by the planners.

Other un-adopted maps show clear zoning lines, but they are also problematic because none are in agreement. One map shows zoning districts but no clear boundaries.

One of these zoning maps has credibility, a grainy map lined with a fat marker pen. It is also incomplete: lines are missing or ambiguous, lines are wider than some lots, and the northern section of the map is entirely missing, clipped off in a sloppy photocopy.

That said, research into town records suggest it the most authentic map. At the June 13 & 14, 2006 Town Meeting, extensive *Zoning Ordinance* amendments changed zones and boundaries. While a zoning map was unfortunately not on that warrant, the revised *Zoning Ordinance* compiled afterward includes this zoning map initialed by the Town Clerk at the time. This map is the only one with evidence of being certified, it is the most original of the current maps.

This graphically crude Certified Map is the basis of the "*Zoning Map Interpretation*". Many of the lines are clear and consistent with other maps. Where this map is incomplete, the current (2018) Tax Map Zoning Index is used to fill in the gaps. While the Tax Maps not authoritative, they do represent the most widely accepted zoning interpretation by other Town officials.

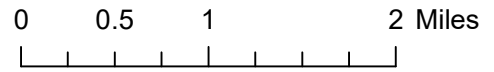
With this background, the "*Zoning Map Interpretation*" is presented to the Planning Board for review, and (presuming their affirmative recommendation) will be presented to the voters for official adoption in the 2023 June Town Warrant. **Please note, this map does NOT represent any changes to the zoning ordinance or zoning districts. The goal here is to adopt an official map which is an accurate representation of the zoning districts in the town's existing zoning ordinance.**


Paul Mattor 2/9/2023

# Town of Hollis Zoning Map Interpretation







02/2/2023

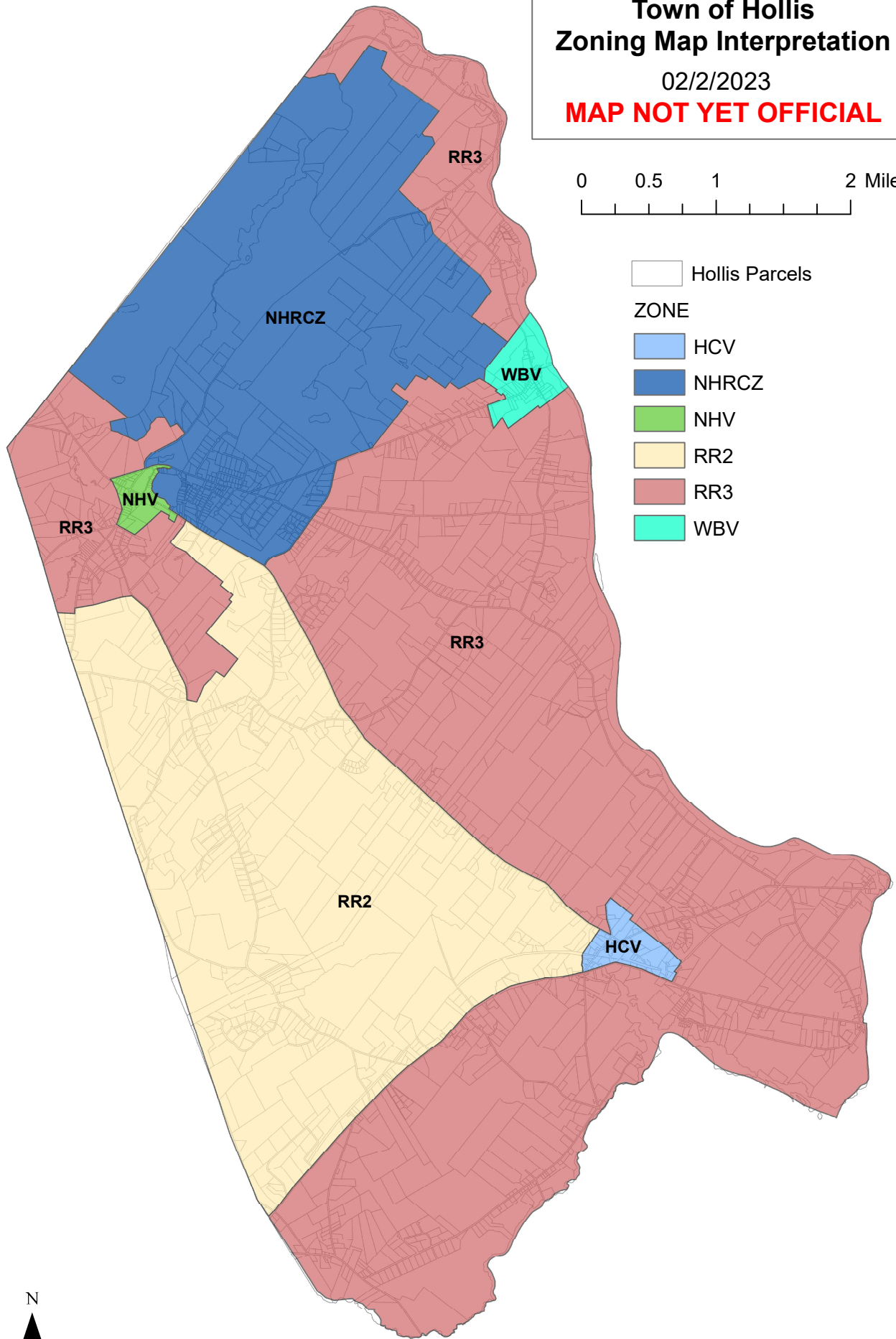
**MAP NOT YET OFFICIAL**



 Hollis Parcels








### ZONE

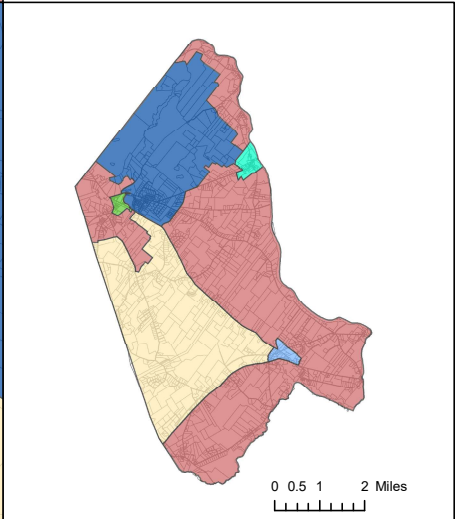
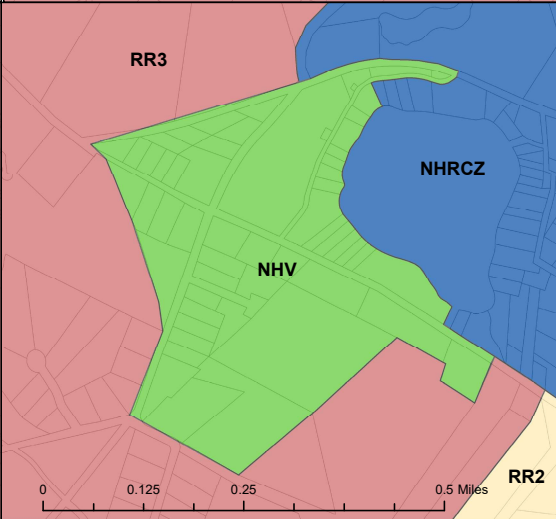
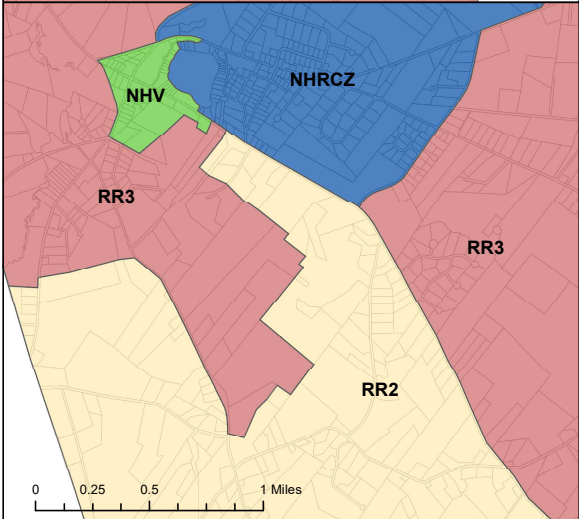
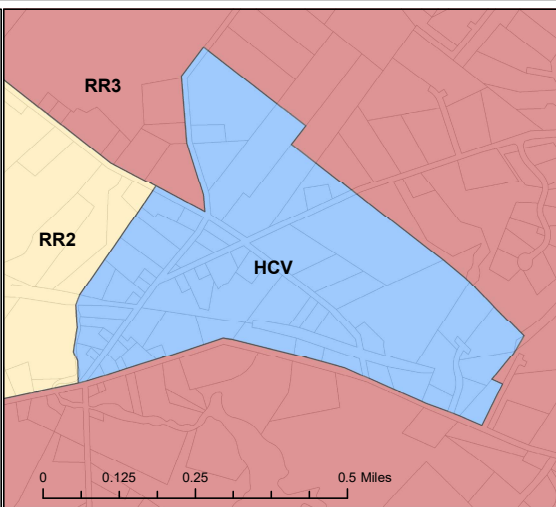
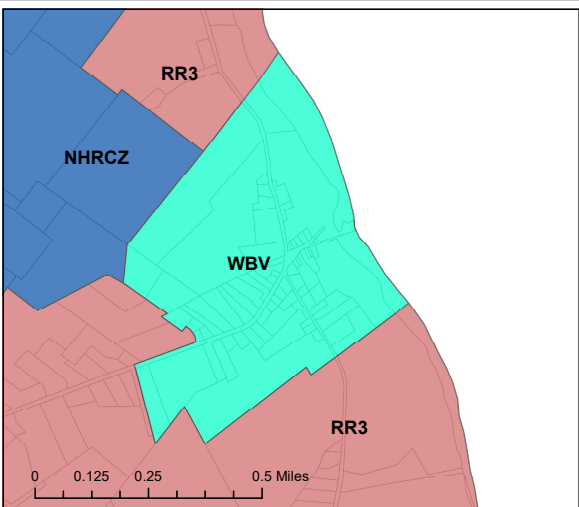
-  HCV
-  NHRCZ
-  NHV
-  RR2
-  RR3
-  WBV



**Town of Hollis**  
**Zoning Map Interpretation**  
 Villages 02/02/2023

Map Prepared by  
 Southern Maine Planning  
 and Development Commission

- ZONE**
-  HCV
  -  NHRCZ
  -  NHV
  -  RR2
  -  RR3
  -  WBV
  -  Hollis Parcels



## Hollis Zoning Map Reclamation - Prepared by Raegan Young, SMPDC

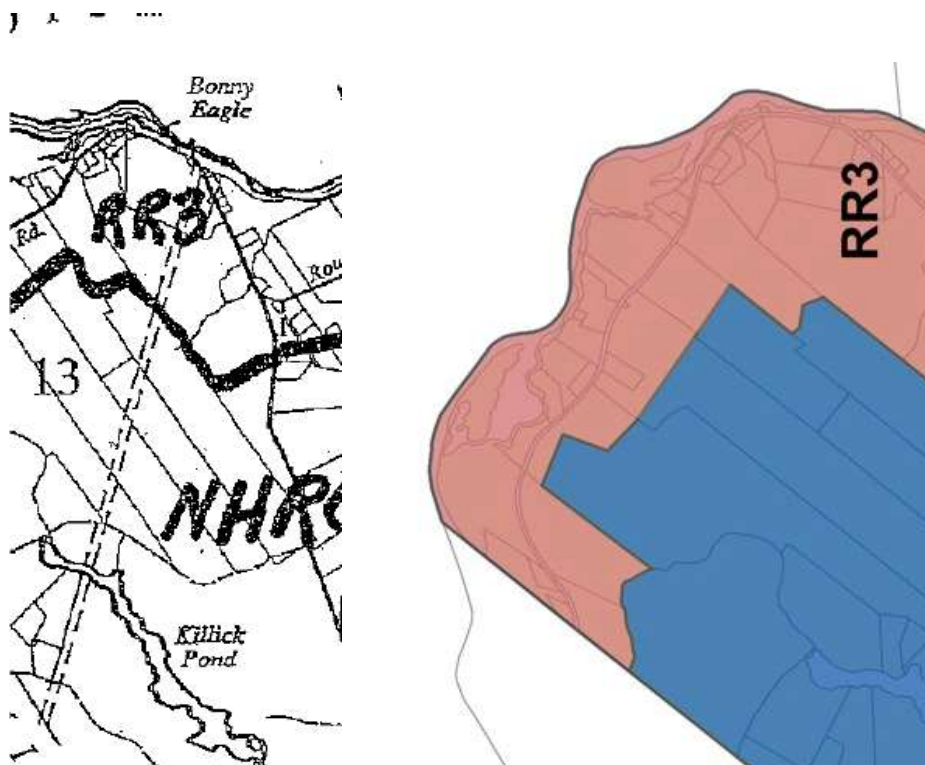
02/02/2023

Using the Certified Map (dated 06/13/07 with Town Clerk signature), SMPDC overlaid a scanned image of the map over the current parcel layer. We then digitized the Certified Map boundary lines into a GIS layer. There are a couple places where the Certified Map is illegible or does not have information. In these cases, listed below, we used the 2018 Tax Map Zoning Index to confirm the boundaries.

### Item 1: Ending of northeast RR3 Zone boundary.

The version of the Certified Map available is cut off in this corner of the town. The line is clear until this point.

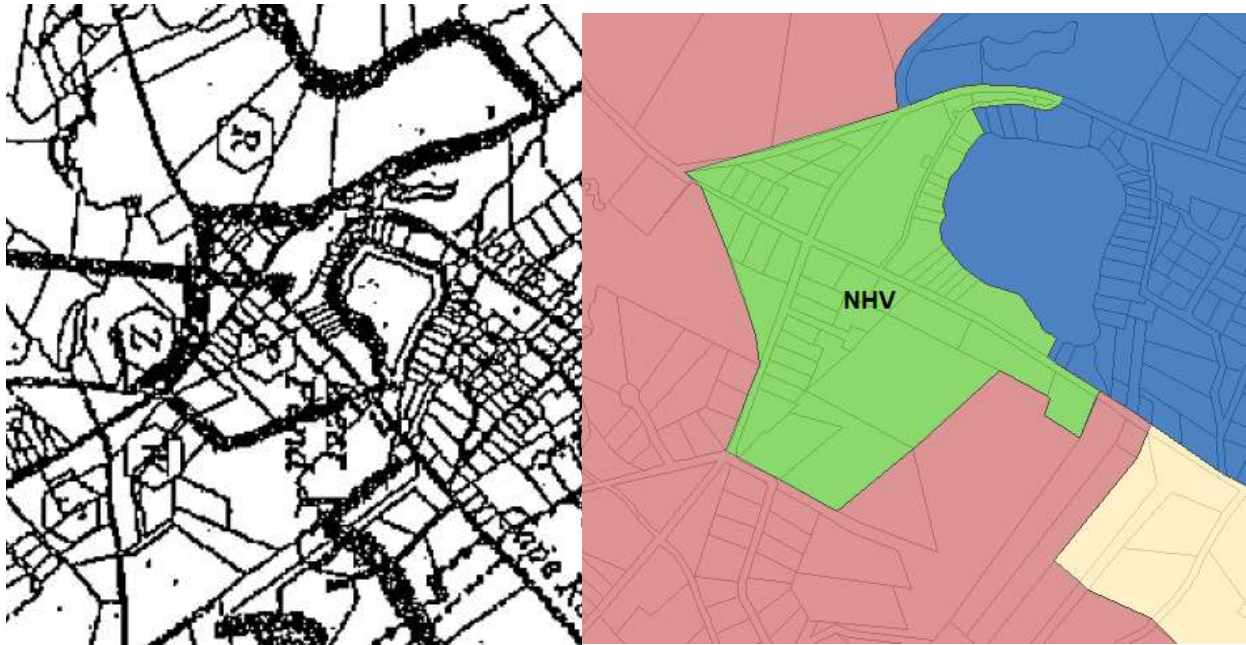
*We referenced the 2018 Zoning Index to confirm the rest of this area of RR3 Zone, which extends to the far north edge of the town boundary.*



**Item 2: North Hollis Village Zone Boundaries**

The North Hollis Village Zone is very difficult to read on the Certified Map. The area that is most impacted is where the eastern boundary connects with the NHRCZ and RR3 zones. The Certified Map is very clear, however, where the zone’s north, west, and south boundaries follow parcel lines.

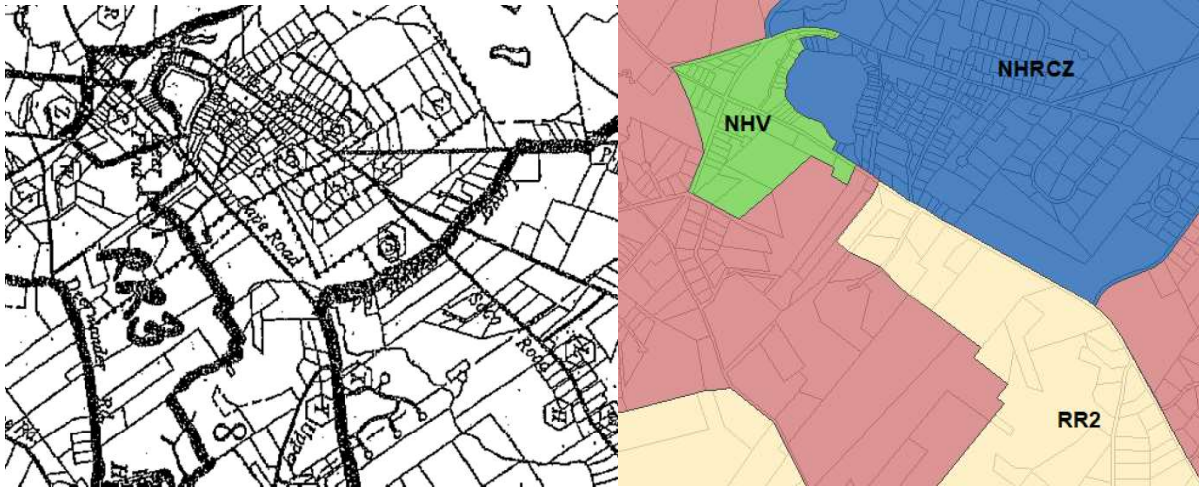
*Therefore, we referenced the 2018 Zoning Index to confirm the eastern boundary follows Plains Rd until Young Rd, where it appears to follow parcel lines to the shore of the pond. The Certified Map shows the boundary following the shore of the pond until it connects back to Route 117. The 2018 Zoning Map Index was also used to confirm what lots are included in the NHV and RR3 zones on the southern side of Route 117.*



**Item 3: Division of RR2 and NHRCZ Zones**

The Certified Map does not have a clear division between the RR2 and NHRCZ zones. The RR3 zone boundary is clear until the intersection with Route 117.

*We referenced the 2018 Zoning Index which clearly shows that Route 117 to Lower Tarbox Rd forms the boundary.*



**Item 4: RR3 Northeast Zone terminus**

The boundary in the Certified Map stops where it intersects Waterboro Rd.

*We referenced the 2018 Zoning Index which clearly shows the boundary following the nearest parcel line.*

