



Minutes of Planning Board Meeting 25 January 2017

Call to Order: A quorum being present, the regular meeting of the Hollis Planning Board was called to order at 7:05 PM by Chair Paul Mattor.

Roll Call: Present: Paul Mattor, Chair; Bruce Wishart, Peter Lovell, Kevin Flinner, Heather Sullivan; Bob Cyr, CEO; Martha Turner, Secretary.
Mike Seely, Select Board; Lee Jay Feldman, SMPDC; Jason Beaulieu; Scott Lalumiere, Lori Lord, Don Belfiano.
Absent: Joe Ponzetti, Vice Chair.

Review of Minutes: Motion made and seconded to approve the minutes of the January 11 Planning Board meeting. Motion carried unanimously. Motion made and seconded to approve the minutes of the January 18 workshop meeting. Motion carried unanimously.

Correspondence: Mr. Feldman reported that he has been in touch with the Lyman CEO regarding scheduling the public hearing for the Red Barn Lane subdivision. The Planning Board agreed to meet with Lyman on their schedule. Mr. Feldman will confirm the date.

CEO Report: Mr. Cyr reported that his office continues to be very busy, with more new applications for houses. He is also working closely with a developer regarding a subdivision that was not approved by the Planning Board and now requires several revisions before further review. He has also been working with another developer regarding a subdivision that the previous CEO determined to be illegal. This situation was not addressed at the time, and will now be coming before the Board.

Old Business: Jason's Auto Service, Conditional Use Permit. Mr. Mattor reviewed Mr. Feldman's draft of the relevant Findings of Fact. Motion was made to approve Mr. Beaulieu's CUP. The motion was seconded, and carried unanimously.

New Business: Fox and Hound Café, Conditional Use Permit. Scott Lalumiere presented the background. He currently owns the building that contains both the café and the gas station. He stated that the proprietors of the Café are proposing to reduce the number of tables, but would also like to add dinner on the weekends, and they are considering applying for a liquor license so they can serve beer and wine. They are closed on Monday.

Mr. Cyr reported on the issue of septic system design and approval. He noted that on the current septic design it specifies only two meals per day. He stated that there is no CUP on file for any of the previous owners of this property. He stated that in 2014 a building permit was issued, and the septic system was revised, but no CUP was issued. He emphasized that a site evaluator must review the septic design and must provide a professional assessment of



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whether the current system can handle three meals a day, as well as the possibility of a liquor license in the future. Mr. Lalumiere will provide Mr. Cyr with a letter from Al Frick indicating whether the current system can handle the planned changes to the operation.

Mr. Flinner asked whether the original restaurant at this location could have been grandfathered. Mr. Lalumiere will investigate.

Mr. Cyr noted that there is only one well to serve both businesses plus the house and the apartment located in the building behind, even though they have different owners. He emphasized that there must be water tests at all four points. He explained that the owner must have a permit for the septic system, and the system must be inspected by the CEO.

Mr. Lalumiere requested to be on the agenda for the next meeting. He stated that he will have the required letter from the site evaluator, and will work with the CEO regarding permits and inspections.

The proprietors of the Fox and Hound, Lori Lord and Don Belfiano, were present. Mr. Belfiano expressed his desire to provide jobs for Hollis residents, as well as providing a high quality restaurant. He emphasized that he will work with the property owner to be sure his café goes above and beyond all the Town's requirements.

Public Comment: None

Next Meeting: The next meeting will be Wednesday 8 February 2017, with non-televised workshop to begin at 6:00 PM, followed by televised meeting at 7:00.

Adjourn: The meeting was adjourned at 8:35 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 6 February 2017