



Minutes of Planning Board Meeting 26 October 2016

Call to Order: A quorum being present, the regular meeting of the Hollis Planning Board was called to order at 7:00 PM by Chair Paul Mattor.

Roll Call: Present: Paul Mattor, Chair; Bruce Wishart, Peter Lovell, Kevin Flinner.
Absent: Joe Ponzetti, Heather Sullivan

Review of Minutes: Motion was made and seconded to approve the minutes of 12 October 2016. The motion carried unanimously.

Correspondence: Members who attend SMPDC workshop provided positive feedback.

CEO Report: Mr. Cyr reported that he has recently learned of the existence of an illegal subdivision dating back to 2010. He is working with the developer on this issue. He noted that there are some exemptions to the subdivision ordinance, such as giving land to a family member. The pending decision is whether or not it appears the developer was knowingly trying to circumvent the Hollis Zoning Ordinance and Subdivision Regulations.

New Business: CUP from ReVision Energy for installation of a large solar array at 33 Old Grassy Road. The property owner is Edna Leigh Bailey; the applicant is represented by Josh Baston of ReVision Energy. The first consideration is: where does this fit in the Hollis Zoning Use Table? After discussion, the Board placed it with "utility, communications, power lines and substations" which is a Conditional Use within the RR 3 zone.

Mr. Baston explained that the plan is to install 322 solar panels laid out in 5 rows. Ms. Bailey, the property owner, is leasing the land. Bob's Clam Hut, 315 US Route 1 in Kittery, will be the tenant on the property and will use the electricity generated. Mr. Baston noted that this is a solution for someone who requires the energy but doesn't have a property large enough for the necessary installation.



PLANNING BOARD

Mr. Mattor noted that although the Planning Board has not dealt with a solar array in the past, this application for a Conditional Use Permit will be reviewed with the same procedure as any other.

Mr. Flinner moved to plan both a site walk and a public hearing for this project. The motion was seconded, and carried unanimously.

Mr. Lovell moved to find the CUP application complete. The motion was not seconded.

Mr. Mattor reviewed the list of site review requirements in Zoning Ordinance Article 7.5.2. ("A" through "V"), noting that some may not be applicable in this case. For example, there will be no buildings constructed and no septic system required. One item that will be required from ReVision Energy is an 11" x 17" site plan showing the location of the proposed installation, as well as indicating all easements and property lines.

Mr. Flinner made a motion that item "J" (contours and elevations) does not apply. The motion was seconded and carried unanimously.

Mr. Baston noted that he has walked the property with a representative from CMP who stated that it doesn't appear that any tree removal will be required.

Regarding item "M" (location of any park, open space, or conservation easement on property to be developed or on abutters' property), Mr. Mattor recommended that the developer contact the Hollis Tax Assessor for confirmation that there are no designations of tree growth areas, or open spaces that may not be developed. He also recommended that the developer contact the Hollis Fire Chief for a letter or email confirming that there are no safety concerns regarding the site location or materials to be used for the proposed installation.

Mr. Flinner made a motion to waive item "O" as there will be no signage. The motion was seconded, and carried unanimously. A motion was also made to waive item "Q" (soils tests). The motion was seconded, and carried unanimously.

For items "R" through "U" Mr. Mattor stated that the developer can simply note on the plan that these items do not apply.



PLANNING BOARD

Mr. Mattor noted that even though the application is not deemed to be complete at this time, a site walk can still be scheduled, prior to the next Planning Board meeting. The site walk is scheduled for Saturday 5 November 2016 at 8:00 AM, and will be advertised locally. Abutters will be notified by certified mail. The public hearing will be scheduled after the application is determined to be complete. If the Planning Board determines the application to be complete on 9 November 2016, the public hearing could tentatively be scheduled for 14 December 2016.

Old Business:

1. Jason's Auto Service: tabled
2. Shoreland Zoning Ordinance: tabled

Public Comment: None

Next Meeting: Wednesday 9 November 2016. A motion was made to cancel the meetings for 23 November and 28 December 2016. The motion was seconded, and carried unanimously.

Adjourn: The meeting was adjourned at 9:00 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 9 November 2016