

**Town of Hollis
Planning Board**

11 July 2012

Call to Order:

The regular meeting of the Town of Hollis Planning Board was called to order at 7:04 PM on July 11, 2012 in the community building in Hollis, Maine by Dave Goodwin.

Roll Call:

Dave Goodwin, Ted Durost, Chris Roy, Faith Plummer
Peter Gordon, CEO
Tom Saucier of Site Design and Kevin Moore of CN Brown

CEO Report:

There will be a meeting at the Department of Transportation office in Scarborough to discuss the traffic flow of the CN Brown Project. Ted Durost motions to request Peter attend the meeting on behalf of the Planning Board. Chris Roy seconds. the motion is carried. A letter from the DOT is entered into the record.

Florida Power and Light site plan hasn't triggered a review. They are approaching the SRCC, although it appears the office expansion is outside of the shore land zoning.

Correspondence:

None

Public Comment:

None

Public Hearing:

Not scheduled

New Business: CN Brown Expansion Map 15, Lot 52D

- Site plan review. Tom Saucier of Site Design and Kevin Moore of CN Brown present to present information regarding the proposed expansion project. The proposed building is 5,000 sq. ft. Ted asks what the existing footprint of the store is now. Mr. Saucier states it is approximately 2,000 sq. ft. They will redo the canopy over the pump islands, add two pumps, and put a canopy over the diesel pump. The front of the proposed store will be behind where the existing store is now. A new septic will be installed. They will discuss with the MDOT the proposed entrances: one entrance will remain where it is, with the other being moved over, and a third entrance being constructed on the Waterboro Road side. Dave notes that the existing entrance is very close to the intersection, and should possibly be reviewed by MDOT. Peter asks if the Waterboro Road entrance will have an exit lane. Mr. Saucier states it will be a two way entrance/exit. Ted asks with the diesel tanks in the back of the building, is the intent to draw the trucks across Waterboro Road. Mr. Saucier states that the trucks can use either entrance. Dave asks if they anticipate an increase in traffic. Mr. Saucier states there may be a small increase. Peter asks if there will be drive-thrus. Mr. Saucier states there will not be. Dave states he has observed driving south on 117, on other side of the intersection, particularly at night, the area light is so bright it's difficult to see the stop sign; he asks to take into that information into consideration. Mr. Saucier states that is all part of the site review; new lights will be put up.. Peter asks if there is any storm water management now. Mr. Saucier states just natural run off. As part of the proposed project, they will have to build some infiltration to DEP standard. Peter asks if there are any culverts that go across 117; if no, do they anticipate putting any in. Mr. Saucier states no, the plan is just to infiltrate. Mr. Saucier states they have the option to purchase the existing mobile home park located behind the store (it is noted this is zoned as a subdivision, and will need to be amended if purchased as part of the expansion). Chris asks how many properties are there. Mr. Saucier states there are nine properties. Ted asks where the nearest abutters are. Mr. Saucier states on either side and across the street. Peter notes, in regard to light spillage from road signs, the zoning ordinance doesn't specifically cover corner lots in regard to road sign; the ordinance assumes the sign is facing road. Ted asks what the façade of the building is made of. Mr. Saucier states CN Brown has standard template store. This will be similar to the Portsmouth store, though slightly smaller with two less windows. Block construction, seam metal roof. Dave asks if kerosene and propane will still be available. Mr. Moore states yes. Peter asks which permit will take the longest. Mr. Saucier states they will know better after the meeting with MDOT; they may not have further comments. DEP is probably going to have to do geotech work. Peter asks when they plan to break ground. Mr. Moore states it looks like a spring project. Dave states the board will plan a site visit. Site walk scheduled for July 28, 2012 at 9 AM. Chris one thing to consider is the length of time truck sit on the property. Trucks supposed to get what they need to leave. No idling. Ted septic area increased? Tom yes. Ted will be moved? Tom not sure where it is currently.

Old Business:

- Zoning regs next meeting copies of amended changes to members. Will compare each, and vote on changes.

- Bylaw changes: Previously the board tabled the vote on changing membership. The Selectmen believe they have final say, so the issue of staffing the board is their responsibility. Ted motions to table the Planning Board membership issue indefinitely. Chris Roy seconds. No discussion, the motion is carried.

Additional Items:

- Peter relays that a resident is putting in a garage; the zoning ordinance states there must be road access for two or more dwellings. The standards are the same as a private road for a subdivision. This can be a hardship for many residents. Dave states the owners can come to CEO for variance. Peter states the appeals board has strict regulations for variance. Chris asks if the owner has a thousand foot road to his house, and sells the corner lot, does the road need to meet the standard all the way, or just to corner lot. Peter states just to the corner lot.
- Dave states he received a call from the school board regarding their desire to carve out a piece of land from the Hollis high School lot to sell. If they meet all the setbacks, he couldn't think of anything preventing them from doing that. Peter states any use of that lot would have to meet standard building code. Whatever they do, they would have to allow access to the hut, which may mean building an additional road. If sold, it would likely come before board, because it will be a change of use. Chris asks how much land there actually is. Peter states 100,000 sq ft.

Chris Roy motions to adjourn the meeting at 7:56 PM; Ted seconds the motion. The meeting is adjourned.

Minutes submitted by: Shelley Pelkey

Approved by the Board: As amended 7-25-12