



PLANNING BOARD

Minutes of Planning Board Meeting 13 July 2016

Call to Order: A quorum being present, the regular meeting of the Hollis Planning Board was called to order at 7:20 PM by Chair Paul Mattor.

Roll Call: Present: Paul Mattor, Chair; Faith Plummer, Vice Chair; Peter Lovell; Joe Ponzetti; CEO Bob Cyr; Martha Turner, Exec. Secretary; Mike Seely, Select Board.

Review of Minutes: Motion was made and seconded to approve the minutes of 22 June 2016 as presented. Motion carried unanimously

Correspondence: The secretary distributed copies of the new Maine Shoreland Zoning Ordinance, which will be reviewed by CEO Bob Cyr at next meeting.

CEO Report: Mr. Cyr reported that the problems with the Nouria/Lil Mart septic system have still not been resolved. He is monitoring the situation closely.

New Business: Conditional Use Permit for Deer Pond Self Storage. First question: Is the application complete? Board members reviewed Section 7.5.2 of the Hollis Zoning Ordinance, items (a) through (v). Motion was made and seconded to accept the application as complete. After discussion, the motion carried unanimously.

Mark Patterson, applicant, and Jeff Amos, Engineer at Terradyn, addressed questions raised by the board members. They explained that DEP approval will be required before construction can begin. After approval by both DEP and the Town of Hollis, they will give twelve months' notice to the residents of the four mobile homes currently located on the property to be developed. This conflicts with the Hollis Zoning Ordinance requirement that construction must begin within one year of approval. In a written opinion, Lee Jay Feldman of SMPDC has indicated that the Planning Board is not empowered to grant a waiver of this requirement, and he has suggested that the developer should begin as much construction as possible within that year, even if the residences are still occupied. Examples: clearing areas not directly around the mobile homes remaining, landscaping around the borders, or construction of drainage areas.

The plans call for a total of eight self-storage buildings, which will be most likely built in phases. The developer will provide a diagram showing which units will be installed in each phase, including the estimated timeline. One unit will contain a small office, which will require construction of a small septic system. Water will be provided from the existing well, which has been tested yearly to serve the existing mobile homes. All lighting will be downward facing "full cutoff" fixtures. There will be one sign, which will also be illuminated. The entire storage area will be enclosed with chain link fence, providing security while allowing visibility. The drainage area will be located outside the fence.



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CMP currently has an easement over this property, which will be vacated, and a new easement created. The applicant was asked to provide written documentation that CMP has indeed made the easement changes as requested. The applicant was also asked to indicate on the plans the exact location of the Economic Overlay Zone.

Percentage of total allowable impervious surface was discussed at length. Since the applicant will own the entire property on both sides of Deer Pond Lane, there is sufficient area available to stay under the 50% limit. Deer Pond Lane, a gravel road, is not considered impervious.

Mr. Amos and Mr. Patterson will provide Southern Maine Planning and Development with a complete application package for review.

Motion was made and seconded to schedule a site walk for Wednesday 27 June 2016 at 6:00 PM, to be followed at 7:00 by public hearing and regular Planning Board meeting. After discussion, the motion carried unanimously.

Mr. Ponzetti reviewed the major items to be clarified:

1. Show the lines of the EOZ on the site plan
2. Show calculations of no greater than 50% impervious area
3. Obtain letter from Hollis Fire Chief indicating his approval of the plans
4. List of abutters to be provided for notification of public hearing
5. Written documentation of easement resolution with CMP
6. Review by State Fire Marshall's office
7. Details of signage and lighting to appear on the site plan

Old Business: Hollis Growth Ordinance, addressed by Mike Seely, Select Board. Mr. Seely noted that the Growth Ordinance was voted in by town vote, and thus must be voted out by a town vote; however, a warrant article to this effect has failed twice. The Ordinance is no longer relevant – growth is regulated by the Comprehensive Plan, the Zoning Ordinance, the Subdivision Regulations, and the Code Enforcement Officer.

Motion was made and seconded to ask the Hollis Select Board to proceed with the repeal of the Hollis Growth Ordinance as they see fit. The Planning Board agrees with the Select Board that the Growth Ordinance needs to be repealed. After discussion, the motion carried unanimously.

Public Comment: None

Next Meeting: Wednesday 27 July 2016; 6:00 PM Site Walk, 7:00 PM Public Hearing followed by regular Planning Board meeting. Notices to be published in Smart Shopper.

Adjourn: The meeting was adjourned at 9:35 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 27 July 2016