



Minutes of Planning Board Meeting 8 March 2017

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; Joe Ponzetti, Vice Chair; Bruce Wishart, Peter Lovell; Martha Turner, Secretary; Mike Seely, Select Board; Lee Jay Feldman SMPDC.
Absent: Kevin Flinger, Heather Sullivan.

Public Hearing: Motion was made and seconded to suspend the meeting and open the public hearing regarding #2201-4118, Deer Pond Safe Storage, amended Conditional Use Permit. Motion carried unanimously. Public Hearing was opened at 7:02 PM.

Jeff Amos, Terradyn Consultants, presented the plans on behalf of the owner and developer, Patco Construction. Mr. Amos explained that the initial CUP was approved by the Planning Board last fall, and since that time the developer has purchased the abutting property on Cape Road, including the existing convenience store. Instead of entering the facility from Deer Pond Lane, the new proposal moves the entrance to Cape Road. Two additional storage buildings are planned, in addition to using the existing store for office space and storage. The first phase of construction is planned to include the stormwater pond and the first five storage buildings.

Doris Sawyer, an abutter, asked about setbacks and proposed changes to Deer Pond Lane. Mr. Amos replied that with moving the entrance to Cape Road, they will not be doing any improvements to Deer Pond Lane.

Mike Seely, a Cape Road resident, stated that he does not feel this facility is the best use for this property. He expressed his belief that this is prime property which could be better utilized to benefit the Town.

Gary Nason, an abutter, asked how this project might affect property values in the adjacent neighborhood. Mr. Mattor replied that the Planning Board has no information regarding impact on the property values or the tax base. He noted that the Board's focus is on the potential physical impacts, such as glare, noise, traffic, and stormwater runoff.

Mr. Nason asked if there are any zoning changes involved with this project. Mr. Mattor replied that no zoning changes are involved. This is a legal conditional use in the North Hollis Village Zone and the Economic Overlay Zone.

Shawn Nason, an abutter, asked about glare. Will there be lights all night long? How will this affect people living directly across the street? Mr. Amos replied that all the lights will be full cutoff LED lights, so they will only shine downward. The intent is to not cast any light out from the property.

Kathy Harriman, an abutter, asked about an existing light on a pole next to the store. Mr. Amos explained that this light and pole will be removed when the property is improved.



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Greg Patterson, the developer, stated that CMP will be removing all the existing utility poles from the property. Mr. Wishart asked if CMP will cancel their easement, and Mr. Patterson said that CMP will cancel the easement. Power will come in from Cape Road underground. When asked about tree removal, Mr. Patterson replied that CMP plans to remove only those trees which might be a hazard in providing power to the various areas of the project.

John Beesley, an abutter, asked if there is sufficient area for snow storage, and Mr. Amos replied that there is.

Ms. Harriman inquired about the proposed security system, and asked who would be responding to an alarm. Mr. Patterson replied that no alarm system is planned. He stated there will be security cameras. The entire facility will be fenced in, and each customer will have an individual access code to gain entrance.

Ms. Nason expressed concern about handling stormwater runoff, to be sure nothing runs into Deer Pond. Mr. Amos stated the project requires a DEP permit with very stringent guidelines. He noted that the system of infiltration basins assures that stormwater will filter through the ground so no sediment leaves the site. Mr. Mattor stated that stormwater management is one of the Planning Board's major concerns, and the system must be designed for the 100-year storm.

Mr. Beesley asked about the removal and disposal of the existing septic systems. Mr. Amos replied that all contaminated materials will be professionally dismantled and removed. A new small septic system will be installed for the office building.

Hearing no further input from the public, motion was made and seconded to close the public hearing and resume the regular Planning Board meeting. Motion carried unanimously. The hearing was closed at 7:45 PM, and the regular meeting resumed.

Review of Minutes: Motion was made and seconded to approve the minutes of 22 February 2017. Motion carried unanimously.

Correspondence: None

Reports: No reports tonight from CEO or Select Board. Mr. Mattor reported on the progress of the Long Term Planning Committee. He also reminded Board members to review John Sheahan's questionnaire regarding the plans for the new municipal complex, and get back to him or the secretary with any suggested changes.

Old Business: #2201-4118 Deer Pond Safe Storage.

The Board discussed the concerns expressed during the public hearing. Mr. Wishart asked for more information regarding the removal of the septic tanks and leach fields. He asked what proof will be provided that everything has been removed, and not just buried. Mr. Amos replied that S. W. Cole Engineering will inspect and test the soil as each system is removed. Mr. Feldman suggested requiring photo documentation as well as written certification from the engineers. Inspection by the CEO is also required.



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Mr. Feldman noted that the percentage of impervious area is calculated based on the entire parcel of land, including across Deer Pond Lane. He suggested as a condition of approval that the impervious surface area must be recalculated if any lot is sold. Two other conditions of approval will require a copy of the approved DEP permit as well as the DOT approval. Mr. Feldman expects to have the Findings of Fact available prior to the next meeting.

Old Business: #2202-4234 Tyler's Corner Subdivision, Map 9 Lot 31.

Mark Floor presented revised plans for a 4-lot cluster subdivision at the intersection of Saco Road and River Road. On the new plans he has created an 18-acre common space to be shared by the residents on the four proposed lots. Mr. Mattor emphasized that the goal of a cluster subdivision is to encourage innovative design.

Mr. Feldman pointed out that on the original plans there were no houses on any of the lots, and on the new plans there is an existing house. Mr. Floor explained that he was given a building permit by the CEO and began construction of a house before the boundary survey was complete. Mr. Feldman read from the Maine State Subdivision Statute which prohibits improving, developing, selling, or building on a lot in a subdivision which has not been approved by the town.

Mr. Ponzetti noted that the presence of this house will limit the way in which the property can be developed. He also stated that the Board will have to go through the application and address all requests for waivers.

Mr. Floor stated that at a previous meeting, the Planning Board voted in favor of granting at least one waiver. Mr. Mattor stated that any waiver the Board may have granted on a previous plan would not pertain to the revised plan. He noted that the Board has a plan dated February 2017 and an application dated October 2016. A new application for a cluster subdivision must be submitted to go with the February 2017 plan.

Questions were raised concerning the date that the CEO issued the building permit, in light of when the subdivision application was submitted. Mr. Floor was advised to consult with Mr. Feldman concerning how to proceed.

New Business: Release of letter of credit for Warren Farm Estates. The only piece of infrastructure required for this subdivision was the fire tank. The Hollis Fire Chief has stated that the installation of the tank is complete and up to town standards. Mr. Ponzetti moved to authorize the Select Board to release the Warren Farm Estates letter of credit. The motion was seconded, and carried unanimously.

Public Comment: Lloyd Hardy, owner of A & S Apartments in Hollis, addressed the Planning Board concerning his desire to expand his business and add more apartments by purchasing land adjacent to his existing apartments. He stated that according to the Use Table, multi-family housing is a permitted use in RR 3 Zone, but he also quoted the Hollis Zoning Ordinance Section 5.5.1, which states "The primary type of development in this area will be single-family housing. Other types of housing will be discouraged." He asked for the Planning Board's clarification of the word "discouraged."



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Mr. Mattor agreed that the word “discouraged” is not a legal term, and may have been an unfortunate choice at the time the Ordinance was written, but the Planning Board cannot offer advice regarding buying and developing real estate. He stated that the Board cannot proceed until an application has been received.

Next Meeting: Wednesday 22 March 2017.

Adjourn: The meeting was adjourned at 8:50 PM.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 22 March 2017