

Warrant for the Hollis Annual Town Meeting

Fiscal Year: July 1, 2021 – June 30, 2022

STATE OF MAINE

COUNTY OF YORK/ss

To Any Resident, in the Town of Hollis in the County of York, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants in said Town of Hollis qualified to vote in town affairs to meet at the Hollis Community Building, 35 Town Farm Road in said Town of Hollis on Tuesday, the eighth day of June A.D. 2021 (June 8, 2021) at 6:45 a.m. in the forenoon to act on ARTICLE 1 and by secret ballot on Articles #2 through #19 as set out below, the polling hours to be from seven o'clock in the forenoon until eight o'clock in the evening.

Article 1: To elect a moderator to preside at said meeting.

Article 2: To elect the necessary Town Officials:

One (1) Select Board Member/Overseer of the Poor for a three (3) year term,
One (1) Treasurer for a three (3) year term.

Article 3: Shall the Town vote to raise, appropriate and expend up to \$1,202,012 for General Government Operations?

	2020 - 2021	2021 - 2022
100 Administration	\$ 169,305	\$ 144,224
101 Broadcasting	\$ 4,800	\$ 6,500
103 Treasurer Office	\$ 43,969	\$ 55,507
104 Town Clerk Office	\$ 43,890	\$ 55,710
105 Elections	\$ 32,950	\$ 32,000
106 Tax Collector Office	\$ 55,488	\$ 66,437
107 Assessor	\$ 73,350	\$ 75,770
150 Legal Fees	\$ 15,000	\$ 15,000
400 Operations & Management	\$ 130,350	\$ 133,604
1300 Insurance	\$ 322,756	\$ 368,800
1600 FICA (withholding)	\$ 100,290	\$ 107,000
1800 Animal Control	\$ 15,601	\$ 13,951
2200 Planning Board	\$ 17,500	\$ 15,000
2205 Finance Committee	\$ 1,300	\$ 1,300
2210 Appeals Board	\$ 2,200	\$ 2,200
2350 Community Clothing Closet	\$ 500	\$ 500
2298 Veteran's Flags	\$ 900	\$ 900
2370 Conservation Commission	\$ 600	\$ 600



2400	Saco River TV	\$ 16,300	\$ 18,200
2500	Code Enforcement	<u>\$ 84,450</u>	<u>\$ 86,809</u>
		\$1,131,499	\$1,202,012

Select Board Recommends

Finance Committee Recommends

Article 4: Shall the Town vote to raise, appropriate and expend up to \$301,806 for the Recreation Department and Sports Complex?

		2020 - 2021	2021 - 2022
1200	Hollis Recreation Department	\$ 248,890	\$ 271,090
1219	Sports Complex	<u>\$ 27,400</u>	<u>\$ 30,716</u>
		\$276,290	\$301,806

Select Board Recommends

Finance Committee Recommends

Article 5: Shall the Town vote to raise, appropriate and expend up to \$494,500 for Snow & Sanding Services?

		2020 - 2021	2021 - 2022
500	Snow & Sanding	\$ 494,500	\$ 494,500

Select Board Recommends

Finance Committee Recommends

Article 6: Shall the Town vote to raise, appropriate and expend up to \$354,000 for Road & Highway Services?

		2020 - 2021	2021 - 2022
600	Highway	\$ 154,000	\$ 154,000
601	Paving	<u>\$ 200,000</u>	<u>\$ 200,000</u>
		\$ 354,000	\$ 354,000

Select Board Recommends

Finance Committee Recommends

Article 7: Shall the Town vote to raise, appropriate and expend up to \$910,224 for Emergency Services provided by the Hollis Municipal Fire & Rescue Department?

		2020-2021	2021 - 2022
300	Emergency Services	\$ 841,525	\$ 910,224

Select Board Recommends

Finance Committee Recommends

Article 8: Shall the Town vote to raise, appropriate and expend up to \$50,000 for General Assistance, the State mandated welfare program?

	2020-2021	2021 – 2022
1000 General Assistance	\$ 25,000	\$ 50,000

Select Board Recommends

Finance Committee Recommends

Article 9: Shall the Town vote to raise, appropriate and expend up to \$289,500 for Public Services?

	2020 - 2021	2021 - 2022
900 Solid Waste Disposal	\$ 251,000	\$ 274,000
2000 Street Lights	<u>\$ 15,000</u>	<u>\$ 15,500</u>
	\$ 266,500	\$ 289,500

Select Board Recommends

Finance Committee Recommends

Article 10: Shall the Town vote to raise, appropriate and expend up to \$45,874 for the Town owned, Salmon Falls Library?

	2020 - 2021	2021 - 2022
800 Salmon Falls Library	\$ 50,150	\$ 45,874

Select Board Recommends

Finance Committee Recommends

Article 11: Shall the Town vote to raise, appropriate and expend up to \$35,150 for the private, non-Town-owned Hollis Center Public Library?

	2020-2021	2021 – 2022
810 Hollis Center Public Library	\$ 35,150	\$ 35,150

Select Board Recommends

Finance Committee Recommends

Article 12: Shall the Town vote to raise, appropriate and expend up to \$17,712 for the following non-municipal requests?

	2020 - 2021	2021 - 2022
2299 York County Shelters	\$ 500	\$ 750
2300 Visiting Nurse Service	\$ 1,850	\$ 1,250
2301 York County Com. Action	\$ 3,400	\$ 3,400
2303 Kids Free to Grow	\$ 500	\$ 500

Handwritten signatures:
 One signature appears to be "Dennis" and another is a stylized "JL".

2304	Caring Unlimited	\$ 1,000	\$ 1,000
2305	Maine Behavioral Health	\$ 500	\$ No Request
2307	So. Maine Agency on Aging	\$ 2,750	\$ 2,750
2310	Cub Scouts Troop #323	\$ 600	\$ No Request
2312	Boy Scouts Troop #323	\$ 600	\$ 600
0000	Girl Scouts Troop #323	\$ 600	\$ 600
2314	Red Cross	\$ 300	\$ 300
2315	Buxton-Hollis Historical	\$ 800	\$ 800
2317	VNA Home Health	\$ 250	\$ 250
2318	Maine Public Broadcasting	\$ 100	\$ 100
2320	Saco River Corridor Comm.	\$ 300	\$ 300
2323	Ladawn Therapeutic Riding	\$ 1,000	\$ 1,000
2329	Life Flight of Maine	\$ 500	\$ 500
2330	So ME Veteran's Cemetery Assn	\$ 500	\$ 500
2360	So ME Regional Planning	\$ 1,712	\$ 1,712
2334	Camp Sunshine	\$ 200	\$ 200
2332	Waban	\$ 200	\$ 200
0000	Hollis Equestrian Park	\$ 0	\$ 1,000
		\$ 18,162	\$17,712

Select Board Recommends

Finance Committee Recommends

Article 13: Shall the Town vote to authorize the Select Board and Tax Collector to:

1. Charge Interest on unpaid taxes, determine the rate thereon, set the due date for taxes, and to set the date on which interest shall commence. (Tax Collector charging interest at a rate of 6% per annum, that taxes be due and payable in two (2) payments. The first due on November 3, 2021 and the second on May 4, 2022 with interest commencing on the first half on November 17, 2021 and the second half on May 18, 2022);
2. Accept prepayment of taxes;
3. Set the interest rate to be paid by the Town on the refunded overpayment of Taxes for the 2021-2022 Fiscal year set at 2% as recommended by the Tax Collector & Select Board; and
4. Apply all tax payments to the oldest outstanding taxes first?

Select Board Recommends

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Article 14: A property tax levy limit has been established for the Town by State Law in the amount of \$1,280,549.00; in the event that the municipal appropriations approved by the voters exceed that limit, shall the Town vote to increase the property tax limit?

Select Board Recommends

Article 15: Shall the Town vote to accept and apply estimated and anticipated revenues and reimbursements in the amount of \$ 2,636,400 to the 2021-2022 Tax Commitment?

	2020 - 2021	2021 - 2022
MDOT Block Grant	\$ 54,500	\$ 50,696
Code Enforcement Fees	\$ 90,000	\$ 80,000
Dog Fees	\$ 2,500	\$ 775
Excise Tax	\$ 960,000	\$ 1,025,000
Rescue Fees	\$ 110,000	\$ 110,000
Parks & Recreation Fees	\$ 170,000	\$ 170,000
Misc. Rev & Reimbursements	\$ 105,000	\$ 95,000
BETE Reimbursements	\$ 445,000	\$ 550,000
Homestead Reimbursements	\$ 195,000	\$ 250,000
Tree Growth Reimbursements	\$ 21,500	\$ 20,750
Veteran's Exemption Reimbursements	\$ 2,600	\$ 3,000
State Revenue Sharing	\$ 186,214	\$ 236,179
Cable Franchise Fees	\$ 45,000	\$ 45,000
	\$ 2,387,314	\$ 2,636,400

Select Board Recommends

Article 16: Shall an ordinance entitled "Marijuana Business Ordinance for the Town of Hollis, Maine" be enacted, and an ordinance entitled "Town of Hollis Zoning Ordinance" be amended to add Adult Use Marijuana Store, Adult Use Marijuana Testing Facility, Adult Use Marijuana Products Manufacturing Facility, Adult Use Marijuana Cultivation Facility, Medical Marijuana Store, Medical Marijuana Dispensary, Medical Marijuana Testing Facility, Medical Marijuana Products Manufacturing Facility and Medical Marijuana Cultivation Facility as conditional uses specified in the Use Table?

Select Board Recommends

Planning Board Recommends

Article 17: Shall an ordinance entitled "Disposal of Tax Acquired Property" enacted on June 8, 2004 be amended with changes including the allowance of real estate sales?

Select Board Recommends

Article 18: Shall an ordinance entitled "Town of Hollis Zoning Ordinance" enacted November 6, 1973 be amended with changes in space and bulk requirements of overall density for cluster-housing subdivisions in Rural Residential Two (RR2) and Rural Residential Three (RR3) acre zones?

Select Board Recommends

Planning Board Recommends

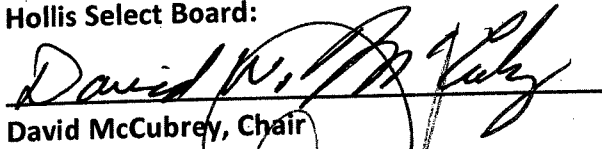
Article 19: Shall the Town vote to authorize the Select Board to spend up to \$618,000 from the TIF (Tax Increment Financing) to purchase a new 2,000 gallon fire truck to replace the 30-year-old 1,000 gallon fire truck, as recommended in the consultant's report dated March 2021?

Select Board Recommends

Finance Committee Recommends

Given under our hands this 7th day of April, A.D. 2021

Hollis Select Board:



David McCubrey, Chair



John Rogala, Member



Mary Hoffman, Member

Martha E. Huff, Hollis Town Clerk

Received by Town Clerk: _____

Registrar of Voters Notice:

The Registrar of Voters office will be open to register voters prior to the election. The Register of Voters will be available at the polls to correct any errors, correct a name or address on the voting list and to accept registrations of eligible persons and accept new enrollments.

A person who is not registered to vote may not vote in any election.

A voter who is NOT enrolled in a political party may not vote in a primary election.

To the Town Clerk of Hollis, Maine:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance entitled, "Marijuana Business Ordinance for the Town of Hollis, Maine" which is to be presented to the voters for their consideration on June 08, 2021 at the Hollis Annual Town Meeting Article #16.

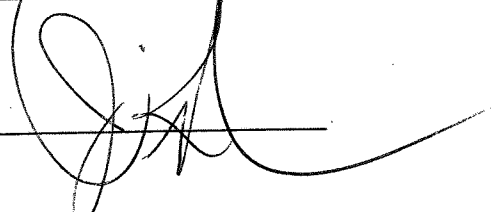
Pursuant to 30-A M.R.S.A. § 3002 (2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the votes, and you will ensure that copies are available at the town meeting /polling places on the day of the vote.

Dated: Apr. 20, 2021

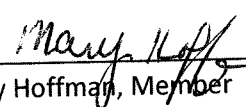
Town of Hollis Select Board



David McCubrey, Chair



John Rogala, Member



Mary Hoffman, Member

Marijuana Business Ordinance for the Town of Hollis Maine

This Ordinance shall be known and cited as the “Marijuana Business Ordinance for the Town of Hollis Maine” and will be referred to hereinafter as the “Ordinance”. The Ordinance establishes the regulatory framework and permitting requirements for Marijuana Businesses.

Purpose

The purpose of this Ordinance is to provide for and regulate the issuance of Marijuana Business Licenses in order to promote the health, safety, and general welfare of the citizens of Hollis, and to establish reasonable and uniform regulations for Marijuana Businesses in Hollis. All Marijuana Business activities and operations shall be subject to the provisions of this Ordinance, the Conditional Use Permit, and Marijuana Business License.

To establish a Marijuana Business within the Town of Hollis, a Person or Business Entity shall, in this order:

1. Obtain a Conditional State License from the State of Maine (only required for Adult Use Marijuana Businesses); then
2. Obtain a Conditional Use Permit from the Hollis Planning Board; then
3. Obtain a Business License from the Hollis Select Board; then
4. Obtain an Active State License from the State of Maine; then
5. Obtain a Certification of Occupancy from the Code Enforcement Officer.

Conflict with Other Laws

Except as otherwise specifically provided herein, this Ordinance incorporates the requirements and resulting Rules set forth in the Maine Marijuana Legalization Act, 28-B M.R.S.A. Chapter 1, as may be amended and the Maine Medical Use of Marijuana Act, 22 M.R.S.A. Chapter 558-C, as may be amended, collectively, the “State Marijuana Laws”. In the event of a conflict between the provisions of this Ordinance and the provisions of Maine Marijuana Laws, the more restrictive provision shall control.

Amendments

The Select Board shall inform the voters by reviewing proposed amendments at a Select Board meeting and place the proposed changes on the next Warrant for a simple majority vote of the Town.

Effective Date

The effective date of this Ordinance shall be the date of the adoption by the voters of the Town.

Validity and Severability

The provisions of this Ordinance are severable, and if any provisions shall be declared to be invalid or void, the remaining provisions shall not be affected and shall remain in full force and effect.

Definitions

As used in this Ordinance, the terms below shall be defined as indicated. All other terms used in this Ordinance, if not defined below, shall have the same definitions as set forth in the Maine Marijuana Laws, as may be amended.

PROPOSED ORDINANCE FOR THE 06.08.21 ANNUAL TOWN MEETING – TOWN OF HOLLIS 4/6/21

Active State License: A license issued by the State that authorizes Cultivation, sample collection, Testing, Manufacture or Sale of Marijuana or Marijuana Products in accordance with State Marijuana Law.

Adult Use Marijuana: Marijuana Cultivated, Manufactured, Tested, distributed or sold by an Adult Use Marijuana Business.

Adult Use Marijuana Business: An Adult Use Cultivation Facility, an Adult Use Products Manufacturing Facility, an Adult Use Testing Facility or an Adult Use Marijuana Store.

Adult Use Marijuana Cultivation Facility: A facility licensed to purchase Marijuana Plants and seeds from other Cultivation Facilities; to Cultivate, prepare and package Adult Use Marijuana; to sell Adult Use Marijuana to products Manufacturing facilities, to Marijuana Stores and to other Cultivation Facilities; and to sell Marijuana Plants and seeds to other Cultivation Facilities and Immature Marijuana Plants and Seedlings to Marijuana Stores. Cultivation Facilities may be of the following types:

1. Tier 1 Marijuana Cultivation Facility. Not more than 500 square feet of Plant Canopy.
2. Tier 2 Marijuana Cultivation Facility. Not more than 2,000 square feet of Plant Canopy.
3. Tier 3 Marijuana Cultivation Facility. Not more than 7,000 square feet of Plant Canopy.
4. Tier 4 Marijuana Cultivation Facility. Not more than 20,000 square feet of Plant Canopy.
5. Nursery Cultivation Facility. Not more than 1,000 square feet of Plant Canopy. Not more than thirty (30) Mature Marijuana Plants and an unlimited number of Immature Marijuana Plants and Seedlings.

Adult Use Marijuana Products Manufacturing Facility: A facility licensed under this chapter to purchase Adult Use Marijuana from a Cultivation Facility or another Products Manufacturing Facility; to Manufacture, label and package Adult Use Marijuana and Adult Use Marijuana Products; and to Sell Adult Use Marijuana and Adult Use Marijuana Products to Marijuana Stores and to other Products Manufacturing Facilities.

Adult Use Marijuana Store: A facility licensed under this chapter to purchase Adult Use Marijuana, Immature Marijuana Plants and Seedlings from a Cultivation Facility, to purchase Adult Use Marijuana and Adult Use Marijuana Products from a Products Manufacturing Facility and to sell Adult Use Marijuana, Adult Use Marijuana Products, Immature Marijuana Plants and Seedlings to consumers.

Adult Use Marijuana Testing Facility: A facility licensed under this chapter to develop, research and Test Marijuana, Marijuana products and other substances.

Applicant: A Person or Business Entity who has submitted an application for a Conditional Use Permit pursuant to this Ordinance that has not yet been approved or denied.

Business Entity means a partnership, association, company, corporation, limited liability company or other entity incorporated or otherwise formed or organized by law. "Business Entity" does not include a federal, state or municipal government organization.

Caregiver Retail Store means a store that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessible to the public and sales of goods or services directly to the consumer, and that is used by a Registered Caregiver to offer Marijuana Plants or harvested Marijuana for sale to Qualifying Patient.

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Conditional State License: A license issued by the State that authorizes the Licensee to seek Local Authorization to operate a Cultivation Facility, Testing facility, Products Manufacturing Facility or Marijuana Store. The Conditional State License does not authorize possession, transfer, Cultivation, Testing, Manufacture or Sale of Marijuana or Marijuana Products.

Conditional Use Permit: A permit issued by the Hollis Planning Board under the provisions of State Law, this Ordinance and the Hollis Zoning Ordinance.

Cultivation or Cultivate means the planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of Marijuana for use or sale. “Cultivation” or “cultivate” does not include Manufacturing, Testing, or selling Marijuana or Marijuana extraction.

Edible Marijuana Product means a Marijuana Product intended to be consumed orally, including, but not limited to, any type of food, drink or pill containing harvested Marijuana. “Edible Marijuana Product” does not include an edible product containing hemp.

Flowering means, with respect to a Marijuana Plant, the gametophytic or reproductive state of a female Marijuana Plant during which the plant is in a light cycle intended to produce flowers, trichomes and cannabinoids characteristic of Marijuana.

Immature Marijuana Plant means a Marijuana Plant that is not a Mature Marijuana Plant or a Seedling. “Immature Marijuana Plant” does not include hemp as defined.

Inherently Hazardous Substance means a liquid chemical; a compressed gas; carbon dioxide; or a commercial product that has a flash point at or lower than 100 degrees Fahrenheit, including, but not limited to butane, propane and diethyl ether. “Inherently Hazardous Substance” does not include any form of alcohol or ethanol.

Licensed Premises: The Premises or Business Entity to operate a Marijuana Business.

Licensee: A Person or Business Entity licensed to operate a Marijuana Business.

Local Authorization: Confirmation of compliance with the Ordinance submitted by the Town to the State in accordance with 28-B MRS§402. Local Authorization is not required for Sample Collectors.

Manufacturing or Manufacture means the production, blending, infusing, compounding or other preparation of Marijuana and Marijuana Products, including, but not limited to, Marijuana extraction or preparation by means of chemical synthesis. “Manufacturing” or “Manufacture” does not include Cultivation or Testing.

Marijuana means the leaves, stems, flowers and seeds of a Marijuana Plant, whether growing or not. “Marijuana” includes Marijuana concentrate but does not include hemp or a Marijuana Product.

Marijuana Business: Any Adult Use or Medical Marijuana Cultivation Facility, Manufacturing Facility, Testing Facility, Registered Dispensary, Registered Caregiver Retail Store, or Marijuana Store permitted under this Ordinance; each is a separate business.

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Marijuana Business License: A license issued by the Town of Hollis Select Board for operation of a Marijuana Business.

Marijuana Plant means all species of the plant genus cannabis, including, but not limited to, a mother plant, an Immature Marijuana Plant or Seedling. “Marijuana Plant” does not include hemp.

Marijuana Product means a product composed of Marijuana or Marijuana concentrate and other ingredients that is intended for use or consumption. “Marijuana Product” includes, but is not limited to, an Edible Marijuana Product, a Marijuana ointment and a Marijuana tincture. “Marijuana product” does not include Marijuana concentrate or a product containing hemp.

Marijuana Store: A facility where activities permitted under a State-issued license to operate a Marijuana Store. “Marijuana Store” includes an Adult Use Retail Store, a Registered Caregiver Retail Store or a Registered Dispensary.

Mature Marijuana Plant means a Marijuana Plant that is flowering. “Mature Marijuana Plant” does not include hemp.

Medical Marijuana Cultivation Facility: A facility used for Cultivation, processing, storage, and/or distribution of medical Marijuana at a location which is not the Registered Caregiver’s primary residence. A Medical Marijuana Cultivation Facility shall be considered a commercial use.

Medical Marijuana Manufacturing Facility: A registered tier 1 or tier 2 Manufacturing Facility or a Person authorized to engage in Marijuana extraction under section 2423-F.

Medical Marijuana Testing Facility: A public or private laboratory that:
A. Is authorized in accordance with 22 M.R.S.A. § 2423-A, subsection 10 to analyze contaminants in and the potency and cannabinoid profile of samples; and
B. Is accredited pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a 3rd-party accrediting body or is certified, registered or accredited by an organization approved by the State.

Medical Use means the acquisition, possession, Cultivation, Manufacture, use, delivery, transfer or transportation of Marijuana or paraphernalia related to the administration of Marijuana to treat or alleviate a Qualifying Patient’s medical diagnosis or symptoms for which a medical provider has provided the Qualifying Patient a written certification under this chapter.

Person: A natural person, partnership, association, corporation, manager, agent, owner, director, servant, officer, or employee thereof. “Person” does not include any governmental organizations.

Plant Canopy means the total surface area within the Licensed Premises of a Cultivation Facility that is authorized by the department for use at any time by the Cultivation facility to Cultivate Mature Marijuana Plant. The surface area of the Plant Canopy must be calculated in square feet and measured using the outside boundaries of the area and must include all the area within the boundaries. If the surface area of a Plant Canopy consists of noncontiguous areas, each component area must be separated by identifiable boundaries. If a tiered or shelving system is used by the Cultivation Facility Licensee, the surface area of each tier or shelf must be included in calculating the area of the Plant Canopy. Calculation of the area of Plant Canopy may not include the areas within the Licensed Premises

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of a Cultivation facility that are used by the Licensee to Cultivate Immature Marijuana Plants and Seedlings and that are not used by the Licensee at any time to Cultivate Mature Marijuana Plants.

Premises: The physical location at which a Marijuana Business is to conduct its business.

Qualifying Patient means a person who possess a valid certification for the Medical Use of Marijuana pursuant to Title 22, section 2423-B.

Registered Caregiver: A person or assistant of that person that provides care for a Qualifying Patient and who is registered by the State of Maine pursuant to 22 M.R.S. 2425-A.

Registered Dispensary or Dispensary means an entity registered under section 2425-A that acquires, possesses, Cultivates, Manufactures, delivers, transfers, transports, Sells, supplies or dispenses Marijuana Plants or harvested Marijuana or related supplies and educational materials to Qualifying Patients and the Registered Caregivers of those patients.

Sale or Sell means a transfer or delivery of Marijuana or Marijuana Products for consideration.

Seedling means a Marijuana Plant that is not Flowering, less than 6 inches in height; and less than 6 inches in width.

State License: Any license, registration or certification issued by the State Licensing Authority.

Testing or Test: The research and analysis of Marijuana, Marijuana products or other substances for contaminants, safety or potency. "Testing" or "Test" includes the collection of samples of Marijuana and Marijuana Products for Testing purposes, but does not include the Cultivation or Manufacturing.

Numbers of Marijuana Business Licenses to be Granted

Pursuant to 28-B M.R.S. 402, the Town has placed the following Marijuana Business License limits on the following categories of Marijuana Businesses:

1. Total of four (4) Marijuana Stores
 - a. Two (2) Adult Use Marijuana Stores
 - b. Two (2) Caregiver Retail Stores
2. Total of five (5) Marijuana Cultivation Facilities (A facility may include multiple buildings or greenhouses operating under a single license.)
 - a. One (1) Tier 1 Marijuana Cultivation Facility: Not more than 500 square feet of Plant Canopy.
 - b. One (1) Tier 2 Marijuana Cultivation Facility. Not more than 2,000 square feet of Plant Canopy.
 - c. One (1) Tier 3 Marijuana Cultivation Facility. Not more than 7,000 square feet of Plant Canopy.
 - d. One (1) Tier 4 Marijuana Cultivation Facility. Not more than 14,000 square feet of Plant Canopy.
 - e. One (1) Tier 4 Marijuana Cultivation Facility. Not more than 20,000 square feet of Plant Canopy.
3. Total of two (2) Marijuana Manufacturing Facilities.
4. Total of one (1) Marijuana Testing Facilities.
5. Registered Caregiver Licenses are not limited by the Town, but additional new Medical

Marijuana Businesses are not authorized if the numbers listed above for Medical Marijuana Businesses are already at the capacity listed or exceeded.

Operating as a Home Occupation

1. Adult Use Marijuana Businesses are not permitted to operate as a Home Occupation.
2. A Registered Caregiver may operate as a Home Occupation, provided they are registered with the Code Enforcement Officer.
3. If a Registered Caregiver Cultivates Medical Marijuana or Manufactures Medical Marijuana Products only for themselves, members of their family (living with or apart from the Registered Caregiver) and/or members of the household, the Registered Caregiver is not required to register as a Home Occupation.
4. A Caregiver Retail Store shall not operate as a Home Occupation.
5. Registered Caregivers operating from their home prior to the adoption of this Ordinance, who intend to continue operations without change, shall register their Home Occupation with the Code Enforcement Officer within thirty (30) days of the adoption of the Ordinance.

Conditional Use Permit Required

1. Before applying for a Marijuana Business License, an Applicant shall obtain a Conditional Use Permit from the Planning Board.
2. Marijuana Businesses shall only be located within permitted zones in accordance with the Land Use Table in the Town Zoning Ordinance.
3. An Applicant for an Adult Use Marijuana Business shall obtain a Conditional State License prior to submitting an application for a Conditional Use Permit.

Administration of Conditional Use Permit Applications

Applications for Marijuana Business Conditional Use Permits shall be administered and reviewed on a first come, first served basis, based upon the date of receipt of a Conditional Use Permit application deemed sufficient by the Code Enforcement Officer for referral to the Town Planner, including receipt of the application fee.

1. The order in which applications are referred to the Planning Board will be determined by the Code Enforcement Officer, based upon order of receipt. Only one Conditional Use Permit will be issued to any individual during the initial cycle of applications.
2. If an Applicant fails to satisfy the Planning Board's requirements for the application to be deemed complete for review, as determined by the Town Planner, within thirty days of receipt of the application, the Town may conclude review of that application and take up review of the next application based upon order of receipt.
3. If a Conditional Use Permit is denied, or a Marijuana Business License is denied, not renewed, revoked or otherwise forfeited, Applicants on file will be contacted to proceed with their Conditional Use Permit application, if available Marijuana Business Licenses remain.

Conditional Use Permit Application Submission Requirements

All Conditional Use Permit applications must be submitted to the Code Enforcement Officer on forms provided by the Town, in accordance with standard Conditional Use Application procedure set forth in

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the Zoning Code. The Code Enforcement Officer will assist the Applicant in to ensure all required submittal material has been received for referral to the Planning Board. The Planning Board has the sole and final authority in determination of a complete application. The Planning Board shall review the Applicant in accordance with the Conditional Use procedures and review criteria set forth in the Zoning Ordinance.

In submitting a complete Conditional Use Permit application, an Applicant for a Marijuana Business shall:

1. Provide all information required for a Conditional Use Permit application under the Hollis Zoning Ordinance.
2. State the type of Marijuana Business for which the Applicant is seeking a permit.
3. Provide a map of the property to demonstrate that the site is not located within 1,000 feet of a public/private school.
4. If the proposed Premises are leased or otherwise not owned by the Applicant, provide a signed certification by the property owner allowing the operation of the Marijuana Business on the Premises.
5. If the Applicant is a Business Entity, provide the names and addresses of every officer, director, manager and general partner of the Business Entity.
6. Provide a copy of the approved Conditional State License.
7. Provide a waste disposal plan.
8. Provide fumes and odor control plan.
 - a. For all Marijuana Establishments (Medical and Adult Use), the odor of Marijuana must not be perceptible at the property line.
 - b. All Marijuana Cultivation facilities must implement appropriate ventilation and filtration systems to satisfy the odor standard listed.
 - c. Marijuana Stores and Dispensaries are not required to install filtration equipment on the Licensed Premises but must satisfy the same odor standard listed.
 - d. Marijuana Manufacturing Facilities and Testing Facilities shall include proper ventilation systems to mitigate noxious gases or other fumes used or created as part of the production.
 - e. Sufficient measures and means of preventing smoke debris, dust, fluids and other substances from exiting a Marijuana Establishment must be provided at all times.
9. Provide a security plan.
10. Provide a signage plan.
11. Provide a State of Maine License for pesticide application (if applicable).
12. Provide a State of Maine License for the use of Inherently Dangerous Substances (if applicable).
13. Provide a State of Maine License for edible food products (if applicable).

The Code Enforcement Officer or designee may request additional information from the Applicant before the application will be considered for Planning Board submission.

Once the Code Enforcement Officer finds all required submittal material has been received, the application will be referred to the Planning Board in order of priority for determination of a complete application, review, and final decision.

Marijuana Business License

No Person, firm, corporation or other entity shall operate a Marijuana Business unless a license shall have first been obtained from the Select Board.

Applicants for a Marijuana Business License shall submit the following to the Select Board:

1. A copy of the Conditional Use Permit approval issued by the Planning Board.
2. A copy of the approved Conditional State License issued by the State.
3. The required licensing fees.

Marijuana Business License Expiration and Renewal

1. The Licensee (Applicant) is fully responsible for following timelines for License renewal. Failure to follow the procedure is not grounds for a hardship appeal.
2. Each Marijuana Business License issued under this Ordinance shall be valid for one year.
3. Applications for renewal of a Marijuana Business License shall be submitted to the Code Enforcement Officer, with applicable fees, no less than 60 days prior to expiration of a current term.
4. The Code Enforcement Officer or designee and the Fire Chief or designee will perform the Annual Inspection and make recommendations on remediation of any problems/issues identified.
5. The Code Enforcement Officer will review any complaints or issues that have been identified during the year and make recommendations to the Select Board on whether the license should be renewed or denied.
6. Upon the completion of the review by the Code Enforcement Officer, the Select Board will schedule a public hearing and review any concerns that are raised with the Licensee (Applicant). The Select Board can deny a renewal application pursuant to the provisions below regarding license denial.
7. In the event that the Select Board denies the renewal request, the Licensee is entitled to appeal the decision.

Right of Access/Inspection

1. The Code Enforcement Officer or designee will inspect a Marijuana Business Premises prior to issuance of a Certificate of Occupancy and annually thereafter. The Code Enforcement Officer will verify that the facility is constructed and can be operated in accordance with the Conditional Use Permit, the Business License, the requirements of this Ordinance, and all applicable State and local laws.
2. The Fire Chief or designee will inspect a Marijuana Business Premises prior to issue of a Certificate of Occupancy and annually thereafter to verify that the facility is constructed and can be operated in accordance with all laws and regulations under the purview of the Fire Chief.
3. The initial inspection shall occur as scheduled by both the Code Enforcement Officer and Fire Chief.
4. Whenever inspections of a Marijuana Business Premises are required by this Ordinance, State or local law, or are reasonably necessary to determine compliance, admittance to the Premises shall be afforded to the inspector without delay.

Performance Standards for Marijuana Businesses

1. All State mandated performance standards shall be met.
2. All Marijuana Businesses shall comply with all applicable State laws, local laws, and regulations.
3. Except as permitted under the Marijuana Laws, the use, consumption, ingestion, or inhalation of Marijuana or Marijuana Products on or within the Premises of a Marijuana Business is prohibited.

PROPOSED ORDINANCE FOR THE 06.08.21 ANNUAL TOWN MEETING – TOWN OF HOLLIS 4/6/21

4. Marijuana Businesses, except for Registered Caregivers, are not permitted to conduct outdoor Cultivation, Manufacturing, Sales or services of any kind.
5. Marijuana Businesses shall submit emergency contact information to both the Select Board and the Hollis Fire Department.
6. No Marijuana Business may be located within 1,000 (one thousand) feet of a private or public school.
7. Failure to comply with the odor standards by the owner of a Marijuana Business will require the following action:
 - a. First offense: Review by the Code Enforcement Officer or designee of identified problem with the owner and corrective plan to be developed within no more than sixty (60) days.
 - b. Second offense: Review by the Code Enforcement Officer or designee of identified problem with report submitted to the Select Board and the owner to meet with the Select Board to identify a plan for corrective action. If corrective action is not completed within the set time period, a Public Hearing will be held to determine what the status of the license held should be.
 - c. Third offense: Review by the Code Enforcement Officer with referral to the Select Board, Public Hearing, and action by the Select Board.

Marijuana Cultivation and Manufacturing Facilities

1. A Knox Box shall be installed at the facility's exterior entrance for emergency access. All Knox Boxes shall be obtained, installed, and maintained in coordination with the Hollis Fire Department.
2. Facilities must comply with NFPA-1 Chapter 38 standards for *Marijuana Growing, Processing, or Extraction Facilities*. These standards will be utilized by Hollis Fire Department during their review of applications and inspections of these Premises.

Marijuana Stores

1. A Marijuana Store is required to comply with all applicable State laws, local laws, and regulations.
2. A Marijuana Store is required to post specific hours of operation.
3. A Marijuana Store must be operated from a permanent location.
4. A Marijuana Store may not use vending machines for Sales, may not have "drive-through" or "drive-up" window-serviced Sales, and may not have internet-based Sales with credit/debit card payment and delivery.

Transfer of Ownership and Change of Location

1. Marijuana Business Licenses issued under this Ordinance are limited to the Licensed Premises approved and are not transferable to another location.
2. Any Licensee who seeks to move a licensed Marijuana Business to a new location shall acquire a renewal of the Marijuana Business License for the new location.
3. No License issued under this Ordinance may be assigned or transferred to another individual or license.
4. Any change in ownership of the Marijuana Business shall require a new License.

Confidentiality

Registered Caregivers submitting applications and supporting information that is confidential under 22 M.R.S.A §2421 et seq., as may be amended, and the Maine Freedom of Access Act, 1 M.R.S.A. 403(3)(F) shall mark such information as confidential.

Indemnification

By accepting a Marijuana Business License issued pursuant to this Ordinance, the Licensee waives and releases the Town, its officers, elected officials, employees, attorneys, and agents from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of any Marijuana Business owners, operators, employees, clients, or customers for a violation of local, State or federal laws, rules, or regulations.

By accepting a Marijuana Business License issued pursuant to this Ordinance, the Licensee agrees to indemnify, defend, and hold harmless the Town, its officers, elected officials, employees, attorneys, agents, and insurers against all liability, claims, and demands on account of any injury, loss, or damage, including without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss, or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of a permitted Marijuana Business.

Denial, Suspension or Revocation of License

1. The Town of Hollis Select Board has the authority to deny, suspend, or revoke a Marijuana Business License.
2. A Marijuana Business License may be denied, suspended or revoked if an Applicant or Licensee:
 - a. Fails to meet the requirements of this Ordinance.
 - b. Has had a permit or license for a Marijuana Business revoked by the State.
 - c. Has not acquired all necessary State and local approvals prior to the issuance of a Marijuana Business License.
 - d. Has been convicted of a criminal violation arising out of operation of a Marijuana Business.
 - e. Has violated the provisions of this Ordinance or any other applicable building or life safety requirements.
3. The Licensee shall be entitled to notice and a hearing prior to License suspension or revocation.

Enforcement

Violations

1. Any violation of this Ordinance, including any failure to comply with any condition, shall be deemed to be a violation of 30-A.M.R.S. 4452.
2. Each day of violation constitutes a separate offense.
3. Commencement of any Marijuana Business without a Conditional Use Permit, Business License, and/or an Active State License shall be a violation of this Ordinance. Any Person committing such a violation shall immediately cease operations, whether of a construction, renovation, or business nature, upon notification by the Code Enforcement Officer or designee.
4. Upon such notification, the Town may pursue fines and/or penalties under 30-A.M.R.S. 4452.
5. In addition to such penalty, the Town may enjoin or abate any violation of this Ordinance.
6. If the Code Enforcement Officer or designee finds that any provision of this Ordinance is being violated, the Code Enforcement Officer shall notify the Licensee in writing, indicating the nature of the violation and ordering action(s) necessary to correct the violation(s), including but not limited to, discontinuance of illegal use of land, buildings, or structure, or work being done, removal of illegal buildings or structures, and abatement or mitigation of violations. A copy of such notices shall be submitted to the Select Board and be maintained as a permanent record.
7. The Code Enforcement Officer shall keep a complete record of all essential transactions related to the Conditional Use Permit and Marijuana Business License, including, but not limited to,

PROPOSED ORDINANCE FOR THE 06.08.21 ANNUAL TOWN MEETING – TOWN OF HOLLIS 4/6/21

Marijuana Business Conditional Use Permit applications submitted, granted, or denied, revocation actions, revocations, appeals, court actions, violations investigated, violations found and fees collected.

Legal Actions

1. When the above violations actions do not result in the voluntary correction or abatement of the violation by the subject Marijuana Business, the Select Board, upon receiving written notification from the Code Enforcement Officer, shall institute any and all actions and proceedings, either legal or equitable, including revocation of the Marijuana Business License, injunctions of violations and the impositions of penalties and/or fines to enforce the provisions of this Ordinance.
2. The Select Board, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without court action.

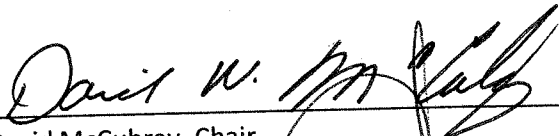
To the Town Clerk of Hollis, Maine:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of ordinance changes to an ordinance entitled, "TOWN OF HOLLIS ZONING ORDINANCE" where conditional uses for Marijuana Businesses would be added to the Use Table, which is to be presented to the voters for their consideration on June 08, 2021 at the Hollis Annual Town Meeting in Article #16.

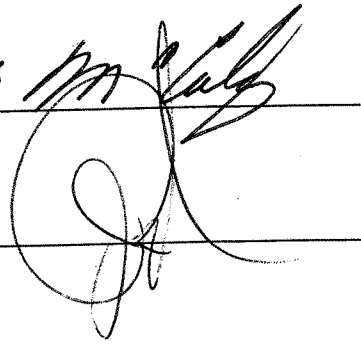
Pursuant to 30-A M.R.S.A. § 3002 (2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the votes, and you will ensure that copies are available at the town meeting /polling places on the day of the vote.

Dated: April 20, 2021

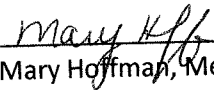
Town of Hollis Select Board



David McCubrey, Chair



John Rogala, Member



Mary Hoffman, Member

PROPOSED AMENDMENTS TO THE HOLLIS ZONING ORDINANCE FOR THE 06.08.2021 ANNUAL TOWN MEETING

TOWN OF HOLLIS ZONING CHART		HCV-40K	HCV-80K	NHV-40K	NHV-160K	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHR CZ	FHZ	EOZ	RP	SITE
Adult Use Marijuana Cultivation Facility			C				C		C	C	C			C		C
Medical Marijuana Cultivation Facility			C				C		C	C	C			C		C
Adult Use Marijuana Products Manufacturing Facility			C				C							C		C
Medical Marijuana Products Manufacturing Facility			C				C							C		C
Adult Use Marijuana Store		C	C	C	C	C								C		C
Medical Marijuana Store (Caregiver Retail Store)		C	C	C	C	C								C		C
Medical Marijuana Dispensary		C	C	C	C	C								C		C
Adult Use Marijuana Testing Facility			C				C		C	C	C			C		C
Medical Marijuana Testing Facility			C				C		C	C	C			C		C

Footnote addition: 14. For marijuana definitions, refer to the Marijuana Business Ordinance for the Town of Hollis, Maine

- HCV-40 K - Hollis Center Village
- HCV-80 K - Hollis Center Village
- NHV-40 K - North Hollis Village Zone
- NHV-160 K -North Hollis Village Zone
- WBV - West Buxton Village
- RR2- Rural Residential Two-Acre Zone
- RR2C
- RR3- Rural Residential Three-Acre Zone
- RR3S
- NHR CZ- North Hollis Residential Conservation Zone
- FHZ- Flood Hazard Zone
- EOZ- Economic Overlay Zone
- RP- Resource Protection Zone

PROPOSED AMENDMENTS TO THE HOLLIS ZONING ORDINANCE FOR THE 06.08.2021 ANNUAL TOWN MEETING

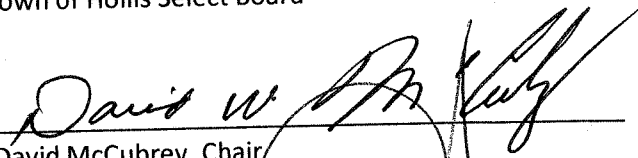
To the Town Clerk of Hollis, Maine:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of ordinance changes to an ordinance entitled, "TOWN OF HOLLIS ZONING ORDINANCE" under Sections 5.4.2 and 5.5.2 which is to be presented to the voters for their consideration on June 08, 2021 at the Hollis Annual Town Meeting in Article #18.

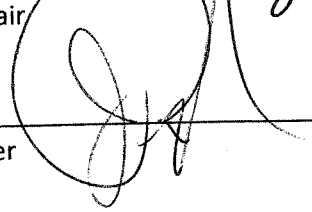
Pursuant to 30-A M.R.S.A. § 3002 (2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the votes, and you will ensure that copies are available at the town meeting /polling places on the day of the vote.

Dated: April 20, 2021

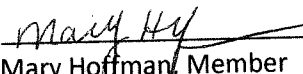
Town of Hollis Select Board



David McCubrey, Chair



John Rogala, Member



Mary Hoffman, Member

PROPOSED AMENDMENTS TO THE HOLLIS ZONING ORDINANCE FOR 06.08.2021 ANNUAL TOWN MEETING
INCREASE IN DENSITY SQUARE FOOTAGE FOR CLUSTER HOUSING SUBDIVISIONS IN RR2 & RR3
ADDITIONS ARE HIGHLIGHTED, DELETIONS ARE ~~CROSSED-OUT~~.

5.4. Rural Residential Two-Acre Zone (RR2)

5.4.2. Space and Bulk Requirements

Standards:

- a. Minimum lot size of 80,000 sq. ft. for single-family housing
- b. With clustering and community water and septic systems, single-family residential lots may be as small as 20,000 sq. ft.
- c. Smaller lot sizes allowed for multi-family and special needs housing
- d. Frontage, setback and coverage standards for full-size subdivisions and single-lot development:
 - 200-foot minimum street frontage
 - 50-foot front setback
 - 35-foot side and rear setbacks
 - 20% maximum lot coverage
 - High water mark of waterbody is 100 ft.
 - Maximum building height is 35 ft.

Frontage, setback and coverage standards for Cluster Housing Subdivision review standards:

- 20,000 sq. ft. individual lot size
- Overall density not to exceed one lot or dwelling unit per ~~60,000~~ **80,000** sq. ft. of net land area
- Preservation of at least 50% of the gross land area as open space
- All lots must have either direct access of deeded rights-of-way to open space
 - ~ 100-foot minimum lot width at the actual house setback
 - ~ 80-foot minimum lot frontage
 - ~ 25-foot minimum front setback
 - ~ 20-foot side and rear setbacks
 - ~ 25% maximum lot coverage
 - ~ High water mark of waterbody is 100 ft.
 - ~ Maximum building height is 35 ft.

NOTE: In accordance with the Hollis Comprehensive Plan for cluster developments, Planning Board will be given discretion in the preapplication phase to direct the location of developed areas and open space based on the particular lot to be developed.

5.5. Rural Residential Three-Acre (RR3)

5.5.2. Space and Bulk Requirements

Standards

PROPOSED AMENDMENTS TO THE HOLLIS ZONING ORDINANCE FOR 06.08.2021 ANNUAL TOWN MEETING
INCREASE IN DENSITY SQUARE FOOTAGE FOR CLUSTER HOUSING SUBDIVISIONS IN RR2 & RR3
ADDITIONS ARE HIGHLIGHTED, DELETIONS ARE ~~CROSSED OUT~~.

Frontage, setback and coverage standards for non-cluster development (single-lot and subdivision)

250-foot minimum street frontage

50-foot front setback

35-foot side and rear setbacks

15% maximum lot coverage

High water mark of waterbody is 100 ft.

Maximum building height is 35 ft.

Frontage, setback and coverage standards for cluster development:

1. 100-foot minimum lot width at the actual house setback
2. 80-foot minimum lot frontage
3. 25-foot minimum front setbacks
4. 20-foot side and rear setbacks
5. 25% maximum lot coverage
6. High water mark of waterbody is 100 feet
7. Maximum building height is 35 feet

Maximum density of development is divided into three categories: single-lot (non- subdivision) development, non-clustered subdivision development and clustered subdivision development. See Hollis comprehensive Plan for diagrams and text.

1. For single-lot, non-subdivision development: 120,000 sq. ft.
2. For non-clustered subdivision development: 160,000 sq. ft.
3. For cluster development:
 - 40,000 sq. ft. individual lot size
 - Overall density not to exceed one lot or dwelling unit per ~~100,000~~ **120,000** sq. ft. of net land area
 - Preservation of at least 50% of the gross land area as open space
 - All lots must have either direct access or deeded rights-of-way to open space.

NOTE: In accordance with Hollis Comprehensive Plan for cluster developments, Planning Board will be given discretion in the preapplication phase to direct the location of developed areas and open space based on the particular lot to be developed.

To the Town Clerk of Hollis, Maine:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of ordinance changes to an ordinance entitled, "TOWN OF HOLLIS ORDINANCE FOR THE DISPOSAL OF TAX ACQUIRED PROPERTY" which is to be presented to the voters for their consideration on June 08, 2021 at the Hollis Annual Town Meeting in Article #17.

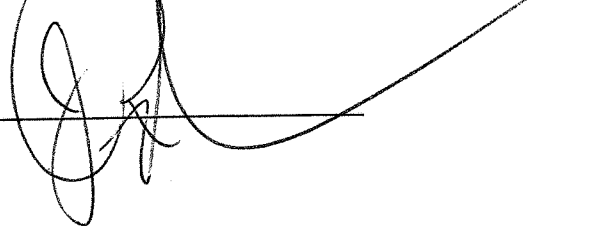
Pursuant to 30-A M.R.S.A. § 3002 (2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the votes, and you will ensure that copies are available at the town meeting /polling places on the day of the vote.

Dated: April 20, 2021

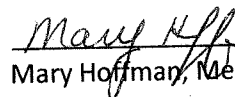
Town of Hollis Select Board



David McCubrey, Chair



John Rogala, Member



Mary Hoffman, Member

TOWN OF HOLLIS

ORDINANCE FOR THE DISPOSAL OF TAX ACQUIRED PROPERTY

I. PURPOSE

This ordinance is to define the methods to be used for disposal of properties obtained through foreclosure in the Town of Hollis and within Maine state laws.

The Hollis Select Board shall have the authority to sell and dispose of any tax acquired property in the Town of Hollis. The Select Board is further authorized to sell these properties for such payment and on such terms as they deem appropriate or may designate such property as conservation land, as set forth hereinafter.

II. DEFINITIONS

- A. REPURCHASE AGREEMENT – An agreement entered into between the owner of record and the ~~Selectmen~~ Board to regain ownership of the property by paying all back taxes, associated fees and penalties, and current taxes as they are billed. Total repayment must be within ~~2~~ 1 year of signing of the agreement. The purchase agreement shall contain a statement that failure to pay for 3 months shall void the agreement as if it had not been executed.
- B. IMPENDING FORECLOSURE NOTICE – This is a notice of impending foreclosure that is sent to the owner of record and each party with a recorded interest in the property by certified mail. This notice is sent 30 to 45 days prior to foreclosure.
- C. AUTOMATIC FORECLOSURE – Occurs 18 months after a tax lien is filed. The foreclosure automatically transfers ownership from the owner of record to the Town unless there is IRS lien.
- D. FAIR MARKET APPRAISAL – The average of two separate real estate appraisals by independent real estate appraisers. Note that this is not the assessment value, but represents what the property could be reasonably expected to yield in an open sale.
- E. FEES – In addition to taxes there are the following charges; interest, lien filing, registered mail charges, and discharge of foreclosure.
- F. THIRTY (30) DAY NOTICE – Registered mail notice sent to the owner of record between eight (8) months and one (1) year after the taxes are committed for properties that have taxes past due.
- G. LIEN – Legal filing that registers the unpaid taxes and interest as a debt against the property that must be settled before any transfer of title can occur.

PROPOSED AMENDMENTS FOR THE 06.08.2021 ANNUAL TOWN MEETING
Additions are HIGHLIGHTED, Deletions are ~~crossed out~~.

III. FORECLOSURE PROCESS

Failure to pay taxes for the proscribed time after a lien has been filed will result in foreclosure on the real estate. At the time of foreclosure the Town assumes ownership of the property. For the first 30 days after the foreclosure the owner of record may enter into a Repurchase Agreement with the ~~Selectmen~~ Board. If the owner of record elects not to, or is unable to enter into a Repurchase Agreement with the ~~Selectmen~~ Board during the 30 day period the property becomes eligible for sale to recover taxes due.

IV. CONDITIONS OF REPURCHASE AGREEMENT

The term of the repurchase agreement is ~~two~~ one (1) year. All back and current taxes must be paid by the end of that time. Since payments are applied to the oldest taxes due first, the payments will always be higher than required for current taxes. Any failure to pay the required monthly payments for three (3) consecutive months shall be construed as voiding the agreement and make the property eligible for sale. This stipulation is part of the Repurchase Agreement signed by the owner.

V. DISPOSITION OF PROPERTY

All properties that are in foreclosure will be reviewed by Town of Hollis Officials for potential retention as town owned land. If the property is determined to be of value to the Town and is to ~~then it will~~ be retained, then two (2) independent appraisals will be obtained. The Town will place the property before the voters for approval of funds to enable retention. The amount to be placed before the voters will be the appraisal, less all applicable taxes, fees and if applicable, legal fees.

If the property is to be sold, it shall be disposed of by retaining an independent real estate agency or by a sealed bid method of sale. A minimum price equal to the taxes and fees will be required for sealed bids.

VI. METHOD OF SALE

The Map, Lot, Physical Location, and method of sale (real estate agent or sealed bid) ~~minimum bid if applicable~~; shall be advertised in two (2) newspapers with local coverage and posted at the Town Office, and two (2) other sites. The postings and advertisements shall be done 3 weeks and 1 week prior to the sale date. ~~In addition a public hearing shall be held 10 days prior to the sale, at which all properties shall be reviewed.~~

If the property is to be listed with an Independent Real Estate Broker, the agency shall advertise the property to be sold with a sale price listed and be

PROPOSED AMENDMENTS FOR THE 06.08.2021 ANNUAL TOWN MEETING
Additions are HIGHLIGHTED, Deletions are ~~crossed out~~.

responsible for dealing with interested parties. All interested parties will be notified of the current offering prior to the final decision to accept the offer.

If the sealed bid process is used, bids are to be written, sealed in an envelope along with a deposit check for 20% of the bid and either mailed in a separate envelope, or hand delivered to the ~~Selectmen's Administrative Assistant~~ Town Clerk. The ~~Selectmen's Administrative Assistant~~ Town Clerk will time and date stamp the bids. In case of duplicate bids, the earliest time/date will be the winning bid. Bids will be opened at a Public Meeting conducted by the Select Board ~~of Selectmen~~. Deposit checks for non-winning bids will be returned to the bidder.

~~VII. FAILURE TO SELL~~

~~Any property, which fails to sell, or remains unsold after the public offerings described previously, the town will take possession of the property and demolish any non-historical structures to convert the property to green space~~

VIII. METHOD OF PAYMENT

If the property is disposed of by sealed bid, the payment will be due within thirty (30) days of being notified of a successful bid. Payment can be by cashiers check, money order, cash, or personal check. If a personal check is used the transfer shall not occur until the check has been cleared (APPROX 10 DAYS).

If the property being disposed of by sealed bid and ~~in the event that~~ payment is not made within the allowed time, or the check is returned for insufficient funds the sale will be considered null and void. Properties in this situation are to be re-advertised and re-offered as described above in the sealed bid process.

IX. UNSOLD HISTORICAL PROPERTIES

If the unsold property ~~including property~~ has structures of Historical Significance ~~contains structures, they~~ the property will be presented at a Town Meeting for consideration of maintenance and insurance costs to be taken from uncommitted funds until the next tax rate computation. Should the Town of Hollis reject maintenance or insurance costs the structure will be demolished and the property converted to green space.

X. TRANSFER OF TITLE

Title of purchased properties will be transferred by quit-claim deed only. There will be no exceptions to this condition.

PROPOSED AMENDMENTS FOR THE 06.08.2021 ANNUAL TOWN MEETING
Additions are HIGHLIGHTED, Deletions are ~~erossed-out~~.

XI. TAX ACQUIRED PROPERTY LIST

The Town Treasurer shall furnish a list of tax acquired properties to the Select Board by June 30 of each year, as well as publish a list of the same in the Town Report. Automatic foreclosure can be waived by vote of municipality's legislative body, giving the Treasurer authority to record a waiver of foreclosure. Waiver must be recorded in the York County Registry of Deeds before the right of redemption has expired.