

Requirements for Landscape Performance Guaranties

Landscape Performance Guaranties are required to assure the installation of revegetation, buffering, screening and other measures as determined by the Hollis Planning Board. All performance guaranties shall be reviewed and approved at the direction of the Planning Board. If the approved site development or subdivision is to be completed in phases extending beyond two years from the starting date, separate performance guaranties for each phase shall be required at the same time. If such landscape projects are associated with site improvements (grading, roadways, drainage structures, etc.,) acceptable performance guaranties must be submitted at same time as those covering such site work. In the event that site work for an approved development has commenced but the project is later abandoned, landscape performance guaranties shall be used to revegetate the disturbed areas of the site if so/as determined by the Planning Board.

Landscape revegetation, buffering, screening and other such projects as approved by the Planning Board must be installed soon as practicable following the completion of associated site improvements. When such landscape projects are required on a private lot, and not within the Town's right-of-way, an acceptable landscape performance guaranty is required prior to the issuance of a building permit. When seasonal weather conditions are unfavorable for planting, it shall be done within the next planting season (spring, summer, or fall.) The landscape architect, or another qualified person as designated by the Planning Board, shall inspect all plantings immediately following installation to ensure conformity with the approved plans and report findings to Town Staff.

The developer is responsible for ensuring the viability of all such required plantings for a period of three years following the date of installation. Inspections and reporting as specified above must take place one, two and three years from the initial date of installation. Should any required inspection find losses exceeding 10% of the total number of installed plants, either by individual species or by the sum of plants, exact replacement with viable specified plants must be made prior to the release of any portion of a performance guaranty. All seeded areas must show successful germination, growth and soil stabilization by roots. Washouts must be regraded and seeded.

Performance guaranties shall be released in the following manner: 50% of the total one year after the date of installation; 30% after two years, and 20% after three years. Inspections as specified above shall precede any release of performance guaranties, in part or in whole.

The Hollis Planning Board may waive or modify these requirements at its discretion.

Landscape performance guaranties may be in the form of a bid submitted by a landscape contractor, and must contain the following information for proper review whenever applicable:

- Contact information (name, address, telephone/email)
- Name (and phase, when applicable) of project

1. Plantings:

- Plant name, size, and # specified
- Current unit cost (and nursery source, if possible)
- # of units of all other specified materials, as well as unit costs of each (e.g. mulches, fertilizers, etc.)
- Total cost of plantings, including installation

2. Care Plan:

- Indicate how the landscaping will be maintained during the three-year period following installation to ensure vitality.