

Town of Hollis



7 Monument Square
Hollis, NH 03049
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www.hollisnh.org

HOLLIS PLANNING BOARD

January 21, 2020 – 7:00 PM Meeting

MEMBERS OF THE PLANNING BOARD: Bill Moseley Chair; Doug Cleveland V. Chair; Cathy Hoffman; Chet Rogers, Jeff Peters, Benjamin Ming, David Petry, Ex-Officio for the Selectmen; Alternate Members: Matt Hartnett, Richard Hardy.

STAFF: Mark Fougere- Town Planner; Evan Clements – Assistant Planner.

1. CALL TO ORDER – 7:00 PM
2. APPROVAL OF PLANNING BOARD MINUTES – Dec. 17, 2019.
3. DISCUSSION AND STAFF BRIEFING
 - A. Agenda Additions and Deletions -
 - B. Committee Reports -
 - C. Staff Report -
 - D. Regional Impact
4. **SIGNATURE OF PLANS:** 2019:11 3 Clinton Site Plan & 2019:12 265B Proctor Hill Road, change of use
5. **Hearings**
 - a. Proposed Zoning Changes Public Hearing:
 1. Amend Section VIII Definition by adding the term Setback.
 2. Amend Section X,G. Residential & Agriculture District, by adding a Special Exception provision in order to grant side setback relief for existing structures.
 3. By Petition: Amend various portions of Section VIII Workforce Housing.
 4. By Petition: Amend Section XX Hollis Open Space Planned Development.
 5. By Petition: Amend Section XI, D Multi-family Workforce Housing.
 6. By Petition: Amend Section XXI Housing for Older Persons
 - b. **File PB2019:18** Proposed site plan for the installation of a two 450 square foot ground mounted solar tracking systems, Map 3 Lot 31, Applicant: Go Solar NE Owner Mathew Levine, 16 Blood Road, Zoned R/A Residential Agriculture. **AA 10-15-19, Tabled from Nov. 19th.**
 - c. **File PB2019:16** Proposed site plan for the installation of two ground mounted solar arrays, each 540 square foot in area, Map 13 Lot 67, 26 Dow Road, Applicant ReVision Energy Owner Charlie & Kathleen Morgan, Zoned R/A Residential Agriculture. **Tabled from October 15, 2019.**
 - d. **File PB2019:21** Proposed **Design Review** subdivision application of an existing 17.75 acre property into five frontage lots, Map 2 Lot 44, North Pepperell Road & Worcester Road, Owner/Applicant: Kathleen & Hans Olson, Zoned R&A Residential & Agriculture. **Tabled Nov. 19th.**

- e. **File PB2020:004** Proposed two lot subdivision of an existing 53 acre lot to separate existing single family home from parent parcel, Map 32 Lot 2, 126 Nartoff Road, Owner/Applicant Town of Hollis, Zoned Residential/Agriculture R&A. **Application Acceptance and Public Hearing.**
- f. **File PB2020:002** Proposed site plan amendment for a change of use to the existing industrial property, from a machine shop (Hollis Line Machine) to warehouse/office use, Map 47 Lot 44, 295 South Merrimack Road, Owner: Doris Siergiewicz Trust, Applicant Dynamic Installations, Inc., Zoned R&A Residential and Agriculture. **Application Acceptance and Public Hearing.**
- g. **File PB2020:01** Proposed **Design Review**, site plan application outlining the construction of a 4,500 square foot gas station and one apartment and an 8,000 square foot retail store on a 4.19 acre site, Map 5 Lot 28, 82 Runnells Bridge Road, Applicant Runnells Bridge Realty Trust Owner Team Yarmo Investment 1, LLC, Zoned Commercial. **Public Hearing – Site layout Design Only.**
- h. **File PB2020:003** Proposed site plan amendment for a change of use to the existing mixed-use property, from a Printing use to a Gunsmith use, Map 52 Lot 5, 7+7A Main Street, Owner/Applicant: Dennis Johnson, Zoned A&B Agricultural and Business. **Application Acceptance and Public Hearing.**

6. Other Business –

ADJOURN

The meeting begins at 7:00 PM in the Town Hall, and is open to the public. Copies of the full text of proposed amendments are available for inspection in the Planning Department, Hollis Town Hall, 7 Monument Square, Hollis NH during the hours of 8:00 AM and 3:00 PM weekdays.

NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.