



Town of Hollis

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

HOLLIS PLANNING BOARD

October 20, 2020 – 7:00 PM Meeting

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

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

1. CALL TO ORDER – 7:00 PM
2. APPROVAL OF PLANNING BOARD MINUTES – Site Walk: August 15, 2020 & September 1, 2020
Planning Board Meeting: September 1, 2020 & September 15, 2020
3. DISCUSSION AND STAFF BRIEFING
 - A. Agenda Additions and Deletions –
 - B. Committee Reports –
 - C. Staff Report –
 - D. Regional Impact –
4. **SIGNATURE OF PLANS: PB2020-028** – 2 Market Place – Change of use
PB2020-022 – Worcester & North Pepperell – Olson minor subdivision
5. **Hearings**
 - a. **File PB2020:001** – 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. **Tabled from August 18, continued Design Review Discussion, public hearing.**
 - b. **File PB2020:024** – **Design Review** Proposed site plan/subdivision for the development of a 50 unit Housing for Older Persons development on a 36.09 acre property, Map 41 Lots 25, 28 & 44, 365 Silver Lake Road, Applicant: Fieldstone, Owner: Raisanen Homes Elite, LLC, Zoned R&A. **Public Hearing. Continued from August 18th 2020.**
 - c. **File PB2020:025** – Proposed lot line relocation between two adjoining lots, Map 8 Lots 1 & 1-1, 73 North Pepperell Road, Applicant/Owners: Thomas W. Cook, Jr. & Diane Siteman Living Trust, Zoned R&A. **Tabled from August 18. Application Acceptance and Public Hearing.**
 - d. **File PB2020:029** – **Final Review:** Proposed site plan to show the addition of one residential unit to a site with 5 existing housing units with a ZBA condition that a number of existing structures be removed from the site, Map 59 Lot 24, Applicant/Owner: Raymond Lorden, 11 Federal Hill Road, Zoned Recreation. **Application Acceptance & Public Hearing.**
 - e. **File PB2020:030** – Proposed **Final Review**, minor subdivision application of an existing 13.121 acre property into four lots. Map 20 Lot 22 Broad Street, Owner Paul L. Tringoson Rev. Trust, Applicant Stephen Vadney, Jr, Zoned R&A. **Application Acceptance & Public Hearing.**

- f. **File PB2020:031** – Proposed lot line relocation between two adjoining properties, Map 28 Lots 2 & 3, Owner/Applicants Napior Rev. Trust & Duymazlar Rev. Trust, 247 & 249 Hayden Road, Zoned Rural. **Application Acceptance and Public Hearing.**
- g. **File PB2020:033** – **Conceptual Consultation:** Proposed three lot subdivision creating properties ranging in size from 4 – 5.3 acres accessed via private ways (one Love Lane and two Proctor Hill Road), Owner: Fimbal Trust, Applicant: Federal Hill Properties, LLC, Map 17 Lot 34-1, Love Lane & Proctor Hill Road (NH Route 130), Zoned R&A, Town Center, A&B and Historic District. **Public Hearing.**
- h. **File PB2020:034** – **Conceptual Consultation:** Proposed minor subdivision of an existing 22.17 acre lot into five lots ranging in size from 2 – 8.55 acres, 120 Federal Hill Road, Owner/Applicant: Federal Hill Properties, LLC, Zoned R&A and Rural. **Public Hearing.**
- i. **File PB2020:032** – **Conceptual Consultation:** Proposed major subdivision of a 55.49 acre property into 17 single family lots, conventional & HOSPD layout, Map 32 Lot 45-3, Howe Lane, Applicant/Owner Ducal Development, LLC, Zoned R&A. **Public Hearing**
6. **Other Business –**
a. Potential Zoning Changes

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.

Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Planning Board is using the Zoom platform to conduct this meeting electronically. The public is encouraged to listen and/or participate via Zoom.

Information for this Zoom meeting is as follows:

Meeting ID: 873 3391 7816

Password: 527636

Dial by phone: 1-929-205-6099 or 1-312-626-6799

Join Zoom Meeting

<https://us02web.zoom.us/j/87333917816?pwd=OTdHeVFLMXhtZkRtT2VPanlBTDE4QT09>

Click [HERE](#) for additional Zoom instructions.

The meeting will also be available for viewing via Town Hall Streams: https://townhallstreams.com/towns/hollis_nh

If none of these methods are working for you please call 603-465-2209 ext. 150. In the event that the public is unable to access the meeting, we will continue the meeting and reschedule to another date.