



## Town of Hollis

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[www.hollisnh.org](http://www.hollisnh.org)

### HOLLIS PLANNING BOARD

December 21, 2021 – 7:00 PM Meeting

## Meeting will be held at Town Hall Meeting Room

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

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

1. CALL TO ORDER – 7:00 PM
2. APPROVAL OF PLANNING BOARD MINUTES – November 2, 2021, November 16, 2021, December 4, 2021 Site Walks
3. DISCUSSION AND STAFF BRIEFING
  - A. Agenda Additions and Deletions –
  - B. Committee Reports –
  - C. Staff Report –
  - D. Regional Impact –
4. **SIGNATURE OF PLANS: PB 2021-023 Austin Lane LLR**
5. **Zoning Changes:**
  - a. **Proposed Zoning Changes** – A Public Hearing will be held to discuss four potential zoning changes. The proposals can be found at the Planning Department in the Town Hall or on the Town website. – **Public Hearing**
6. **Cases:**
  - a. **File PB2021:025** – Proposed minor subdivision of an existing 74.506 acre parcel into two lots, 14-35 Richardson Road, Applicant & Owner: Gloria R. Law Revocable Trust, Map 14 Lot 35. Zoned R & A. **Application Acceptance and Public Hearing.**
  - b. **File PB2021:021** – Proposed site plan for a ground mounted solar system with the installation of two 41 foot by 14 foot solar arrays on a 19.1 acre residential lot, 91 North Pepperell Road, Applicant: Revision Energy, Owner Laura Gargas 2005 Rev Trust, Map 7 Lot 48. Zoned R&A. **Tabled from November 16<sup>th</sup>.**
  - c. **File PB2021:022** – **Design Review:** Proposed amendment to the approved Federal Hills Estates HOSPD (Keyes Road) subdivision, by attaching a minor subdivision of an adjoining 18.7 acre property into three lots (Lots sizes ranging from 5 – 7.8 acres) through the extension of Lorenzo Lane, in addition a lot line relocation will occur with an adjoining property, Owner: C.W. Rev. Lvg. Trust & Raisanen Homes Elite, LLC – Applicant: Raisanen Homes Elite, LLC, Map 29 Lot 1, 1-17,2 & 4, Zoned Rural and R&A. **Tabled from November 16<sup>th</sup>.**

- d. [File PB2021:024](#) – **Conceptual Review:** Proposed conversion of an existing 41.16 acre gravel pit on Depot & Rideout Road into a Major Subdivision with residential building lots and either a conventional or HOSPD design layout, Owner: Douglas A. Orde, Applicant: CFC Development, Map 9 Lots 47, 48, & 51, Zoned R & A and Recreation. **Tabled from November 16<sup>th</sup>.**
- e. [File PB2021:026](#) – Proposed Lot Line Adjustment to amend the lot lines between lots 32-45-2, 32-45-6 & 16-1A Howe Lane in order to consolidate lot 16-1A into the other two lots, Owners: John & Linda Seager and James & Judith Seager, Applicant: David O'Hara & Associates, Map 32 Lots 45-2, 45-6 & 16-1A. Zoned R & A. **Application Acceptance and Public Hearing.**

## 7. Other Business –

### ADJOURN

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.