



Town of Hollis

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www.hollisnh.org

HOLLIS PLANNING BOARD

November 21, 2023 – 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; Jeff Peters, Julie Mook, Benjamin Ming, Virginia Mills, David Petry, Ex-Officio for the Selectmen; Alternate Members: Chet Rogers, Richard Hardy and Mike Leavitt.

STAFF: Kevin Anderson – Town Planner & Environmental Coordinator, Mark Fougere- Planner

1. CALL TO ORDER – 7:00 PM
2. APPROVAL OF PLANNING BOARD MINUTES – October 17, 2023 Meeting
3. DISCUSSION AND STAFF BRIEFING
 - a. Agenda Additions and Deletions –
 - b. Committee Reports –
 - c. Staff Report –
 - d. Regional Impact –
4. SIGNATURE OF PLANS:
5. Cases:

File PB2023-007 – Final Review: Proposed consolidation of 5 lots totaling 18.43 acres to be re-subdivided into a 5-lot residential subdivision. The proposed minor subdivision will be accessed off a new 682 linear foot road. Located at the corner of Silver Lake Road and Ames Road, Owners; James R. Seely, James V. Prieto & Silver Lake Flea Market LLC., Applicant: Purple Elephant Development LLC., Map 46 Lots 6, 7, 8, 9 & 10, Zoned, Agricultural and Business (AB) & Residential and Agricultural (RA).
Continued from October 17, 2023, public comment closed.

File PB2023-014 – Subdivision Plan Amendment: Applicant is proposing an individual driveway to his home where a shared driveway (between lots 13/68-10 & 11) was approved by the Planning Board in 2006 (case# 2671) Owners & Applicants: Michael & Melissa Binnette, Map 13 Lots 68-10, Zoned: Residential & Agricultural (RA).
Continued from October 17, 2023, public comment closed.

File PB2023-012 - Design Review: New residential subdivision for 35 new residential homes on a new road connecting Deacon Lane and Proctor Hill (Route 130). Owners: Raisanen Homes Elite, LLC., Applicant: Fieldstone Land Consultants, PLLC., Map 17 Lots 5, 8 & 9, Zoned: Rural Lands (RL).
Application review for density yield, No public comment.
(Public comment will be schedule at a future meeting).

File PB2023-015 – Ground Mount Solar: Proposed application for (1) 42'8" ground mounted solar array located at 125 Moar Hill Road, Owner & Applicant: Peter (Mike) & Diane Leavitt, Map 42 Lot 41, Zoned: Residential & Agricultural (RA). **Application acceptance and public comment.**

File PB2023-016 – Lot Line Relocation: Applicant is proposing to adjust the common lot lines between two parcels of land located at Witches Spring Road. Owner & Applicant: Marie Chamberlain, Map 46 Lots 52 & 52-1, Zoned: Residential & Agricultural (RA). **Application acceptance and public comment.**

File PB2023-017 – Subdivision plan amendment: Applicant is proposing to adjust the common lot lines between two parcels and amend driveway and landscaping requirements for subdivided land located on Merrill Lane. Owner & Applicant: Willow Bend Farm, LLC, Map 13 Lot 68-2 & 68-3 Zoned: Residential & Agricultural (RA).
Application acceptance and public comment.

6. Other Business / ADJOURN

- a. Planning Board review and discussion of proposed zoning amendments.
- b. Special Planning Board meeting scheduled December 5, 2023 at 7:00 pm to continue discussion on proposed zoning amendments.

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.