

HOLLIS PLANNING BOARD MINUTES

August 21st, 2018

“Final”

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chairman; Doug Cleveland, Vice Chairman; Cathy Hoffman, Jeff Peters, David Petry, Ex-Officio for Selectmen

ABSENT: Chet Rogers, Brian Stelmack, Alternate Dan Turcott, Alternate Benjamin Ming, Alternate Richard Hardy

STAFF PRESENT: Mark Fougere, Town Planner; Kathie Donnelly, Interim Assistant Planner

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE: B. Moseley asked J. Peters to lead the Pledge of Allegiance, to be followed by a moment of silence in memory of Vahrij Manoukian.

1. CALL TO ORDER: 7:05 pm

2. APPROVAL OF PLANNING BOARD MINUTES:

C. Hoffman made a motion to approve the minutes of the July 17th 2018 meeting with one correction. J. Peters seconded the motion. The motion carried unanimously.

3. DISCUSSION AND STAFF BRIEFING:

- a. Agenda additions and deletions – M. Fougere reported highlights of correspondences received by the Board. First, the Loverings have submitted a revised plan for their subdivision, reducing the plan from six to five lots and offering landscaping suggestions. Second is a letter from Emery & Garrett, groundwater experts, with the results of a hydrogeological investigation regarding 82 Runnells Bridge Road. Their determination was that the plot is not in the aquifer protection area. Finally, there is a letter from a Silver Lake Road abutter expressing concerns about the site plan for 451 Silver Lake Road.
- b. Committee Reports – None
- c. Staff Report – None
- d. Regional Impact – None

4. SIGNATURE OF PLANS:

None

5. HEARINGS

File PB2018:006: Design review: Major subdivision of an existing 28.5 acre lot into six new lots, with access to three lots via a private way. Applicant/owner: Linda & Richard Lovering, Jr., 50 Pine Hill Road, Map 25, Lot 4, Zoned Residential/Agricultural. Tabled from June 19th. **Tabled from July 17th.**

M. Fougere stated that he received a letter from Doug Gagne, the landscape expert, with his comments on the revised plan submitted by the applicant. Since the applicant has reduced their plan from six to five lots, it is no longer a major subdivision. There are two front lots and two back lots, which opens up a center field area. M. Fougere said that he

51 received an email from Rick Hardy, saying he supports the landscaping
52 recommendations of Doug Gagne. M. Fougere said he has had discussions with the
53 applicant and they understand the issues. The drainage issue remains. The applicant is
54 requesting to move to final review, at which time the remaining issues will be addressed.
55

56 Cynthia Boisvert of Arago Land Consultants, 31 Old Nashua Road, Amherst, approached
57 the podium representing the applicant. She stated that they are requesting to move to
58 final review. She said that significant changes have been made to the site design. The
59 revision contains five lots instead of six and maintains the existing barn and a majority
60 of the meadow. The driveway to the back lots has been moved further east on Pine Hill
61 Road, and the two back lots have been moved closer to the tree line. She said that Rick
62 Hardy has suggested installing a fence across the meadow in line with the existing barn.
63 Doug Gagne suggested a fence going all the way across the meadow, but because they
64 want to retain as much of the meadow as possible in keeping with the rural character
65 ordinance, the applicant disagrees with that recommendation. Trees will be planted
66 along the mutual driveway for shade and screening. A hedgerow mimicking the existing
67 one will be planted along the stone wall. As suggested by M. Fougere, she will meet with
68 Doug Gagne and Rick Hardy to finalize the landscaping plan.
69

70 D. Petry made a motion to send this application to final review. The motion was
71 seconded by D. Cleveland. The motion carried unanimously.
72

73 **File PB2018-010: Design Review.** Three lot subdivision. Applicant/Owner Team
74 Yarmo Investments, 82 Runnells Bridge Road, Map 5, Lot 28. Tabled from June 19th.
75 **Tabled from July 17th.**
76

77 M. Fougere stated that the Board got a good idea of the layout of this subdivision on the
78 Site Walk, which took place on August 18th. He said that the applicant has a grading plan
79 for the common driveway and that a landscaping plan is needed. He said that a letter
80 from Emery & Garrett, the Town's geologist, confirms the applicants finding that this
81 parcel is not in the aquifer. Emery & Garrett recommend future monitoring, depending
82 upon usage.
83

84 Chris Guida, a wetlands and soil scientist from Fieldstone Land Consultants,
85 approached the podium, stating that the proposed common driveway is the same as the
86 existing one. They have proposed grading for the driveway, but since they don't yet
87 know what the uses will be, the DOT will reevaluate the driveway for the individual lots
88 as they are proposed.
89

90 B. Moseley said that the speed limit on Runnells Bridge Road is 40 miles per hour.
91

92 Mr. Guida stated that 400 feet is the safe site distance required by the DOT, regardless
93 of the speed limit.
94

95 B. Moseley asked if there were any interested parties yet.
96

97 Mr. Guida responded that there are some, but they are waiting for the subdivision
98 approval.
99

100 D. Petry asked if they will have a no-cut zone.
101

102 Mr. Guida responded that they can have one.
103
104 D. Petry said that since the driveway is very close to the abutting property, a permanent
105 buffer should be required.
106
107 M. Fougere stated that if this application goes to final review, the applicant can
108 complete the subdivision process right away or wait until they have a site plan and
109 review them together. Either way, a landscaping plan should be required.
110
111 C. Hoffman commented that cars travel very fast on Pepperell Road.
112
113 Mr. Guida said that they can't control the speed of the vehicles.
114
115 M. Fougere said that if development occurs in the area, the speed limit could be lowered
116 or other modifications made.
117
118 J. Peters made a motion to move this application to final review. The motion was
119 seconded by D. Cleveland. The motion carried unanimously.
120
121 **File PB2018-011: Site Plan:** Site plan for the establishment of a sales and services
122 establishment and construction of a 3,000 square foot building. Applicant: Leo & Rita
123 Cormier; Owner: Kenny Family Trust; 451 Silver Lake Road. Tax Map 46, Lot 5; Zoned
124 Residential/Agricultural and Agricultural/Business. Tabled from June 19th. **Tabled**
125 **from July 17th.**
126
127 M. Fougere stated that a productive Site Walk was conducted on August 18th. The Board
128 members viewed the parking area, storage area, fencing, and the proposed location of
129 the building. He said that the property is in the aquifer, and the applicant has obtained a
130 variance from the ZBA. M. Fougere continued, saying that much of the existing lot is
131 impervious because it has been a parking area for a flea market, and parking areas are
132 impervious per Hollis ordinance. He stated that the staff has concluded that there is no
133 new impervious area. M. Fougere listed possible studies which the Board could require:
134 environmental hazards, wildlife, traffic, storm water, fiscal impact, visual impact and
135 historic issues. He noted that the existing stockade fence on the south side of the lot
136 actually belongs to the abutter, and he said the Board should decide if they want to
137 require additional buffering. He said that the applicant has requested a waiver for a
138 storm water drainage study. M. Fougere recommends moving the parking area away
139 from the existing property line so as to have the 22-foot aisle, which is required.
140
141 Reggie Ouellette of R.L. Ouellette Associates approached the podium, stating that he
142 represents the applicant.
143
144 C. Hoffman asked if the Board has the authority to waive the percentage of impervious
145 land required.
146
147 M. Fougere responded that a waiver is not needed because the percentage of impervious
148 land has not increased. Also, he recommended that the northern area remain open and
149 not be used for storage. And, per the aquifer ordinance, no more than five gallons of
150 petroleum products may be stored on the property.
151
152 B. Moseley said that a spill kit should be required.

153
154 M. Fougere stated that the Board has received a letter from Bedford Design.
155
156 D. Cleveland asked about the drainage analysis.
157
158 B. Moseley said that the Board members were at the site on Saturday morning after a
159 heavy rain storm and drainage did not seem to be an issue.
160
161 C. Hoffman said that the soil seemed permeable.
162
163 C. Hoffman made a motion to waive the requirement of a storm water drainage study.
164 The motion was seconded by D. Cleveland. The motion carried unanimously.
165
166 D. Cleveland made a motion stating that other studies are not applicable or necessary.
167 The motion was seconded by J. Peters. The motion carried unanimously.
168
169 M. Fougere asked the Board what it would like to do regarding the stockade fencing and
170 landscaping.
171
172 J. Peters said that if the fence on the south side comes down, the applicant would have
173 to replace it.
174
175 B. Moseley questioned why that should be required, since the fence is on the abutter's
176 property.
177
178 D. Petry said that if there were no fence there already, they would be requiring
179 screening.
180
181 M. Fougere said that six or eight evergreens could be planted on the south side. Each
182 tree should be between four and six feet tall.
183
184 Brett Allard of Bernstein Shur approached the podium, saying that he has represented
185 Mr. Cormier throughout this process. He said that the purpose of screening is for the
186 abutter, and he cautioned against requiring the applicant to be responsible for replacing
187 the fence, should it be taken down. The abutter could impose conditions on the
188 applicant.
189
190 B. Moseley determined that the consensus of the Board is to remove the note regarding
191 fencing on the south border of the property.
192
193 M. Fougere suggested allowing no parking on the northern side of the property within
194 the setback area, leaving that as open space. He further suggested relocating the parking
195 spaces so as to have a 22 foot aisle.
196
197 B. Moseley stated that the spill kit should match the quantity of petroleum products.
198
199 J. Peters made a motion to approve the site plan, along with the list of stipulations
200 recommended by M. Fougere. The motion was seconded by D. Cleveland. The motion
201 carried unanimously.
202
203 **6. OTHER BUSINESS**

204
205 M. Fougere said that he would get input from Rick Hardy regarding the Draft Landscape
206 Maintenance Guidelines prepared by Doug Gagne, Landscape Consultant and place this
207 item on the agenda for the next meeting.
208
209 M. Fougere said that a list of adopted land use regulations was included in the packets
210 of the Board members as an FYI.
211
212 M. Fougere stated that if anyone is interested in the Law Lecture Series, there is money
213 in the budget to pay registration fees.
214
215 D. Cleveland made a non-debatable motion to adjourn at 7:52 pm. J. Peters seconded
216 the motion. The motion carried unanimously.
217
218 Respectively submitted by,
219
220
221 Kathie Donnelly
222 Interim Assistant Planner
223 Town of Hollis, NH