



Town of Hollis

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HOLLIS PLANNING BOARD MINUTES
April 18, 2023 – 7:00 PM Meeting - Town Hall Meeting Room

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

STAFF: Kevin Anderson, Town Planner & Environmental Coordinator; Mark Fougere, Planning Consultant.

ABSENT: J. Peters, K. Anderson.

1. CALL TO ORDER – 7:00 PM. D. Petry led the group in the Pledge of Allegiance.

V. Mills will be recused on File PB2021:022. B. Moseley stated that M. Leavitt will vote in place of V. Mills on that case. On the other cases this evening, the voting members will be the Regular members of the Board.

2. APPROVAL OF PLANNING BOARD MINUTES:

March 21, 2023: **Motion to approve** – motioned by C. Rogers, seconded by D. Cleveland; motion passed unanimously.

3. DISCUSSION AND STAFF BRIEFING:

- a. Agenda Additions and Deletions: none.
- b. Committee Reports: none.
- c. Staff Reports: none.
- d. Regional Impact: none.

4. SIGNATURE OF PLANS: File PB2021:022, as below.

5. CASES:

- a. **File PB2021:022 – Amendment to convenance:** Lorenzo Lane extension Conditionally Approved by the Planning Board February 15, 2022. 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.
No public comment.

45 M. Fougere stated that this case was in front of the Board for potential signature last month, with
46 one issue outstanding – the Alteration of Terrain permit. The State has now signed off on that
47 document, so all permits are in hand. The Applicant would now like the plan to be signed and
48 recorded. The Board approved the plan over a year ago; the Applicant has been dealing with State
49 issues ever since. K. Anderson has had extensive conversations with State officials in regard to the
50 plan; everything that the Town needed to be addressed has been addressed. Staff is very
51 comfortable with where the project is, now. The convenance has been vetted by Town Counsel.
52

53 **Motion to approve signature of the amendment to convenance for File PB2021:022** – motioned
54 by D. Cleveland, seconded by C. Rogers; motion passed with V. Mills recused and all others in
55 favor.
56

57 **Motion to approve signature of PB2021:022** – motioned by J. Mook, seconded by B. Ming;
58 motion passed with V. Mills recused and all others in favor.
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- 60
61 b. **File PB2023:001– Design Review:** Proposed consolidation of 5 lots totaling 18.43 acres to be re-
62 subdivided into a 5-lot residential subdivision. The proposed minor subdivision will be accessed
63 off a new 682 linear foot road. Located at the corner of Silver Lake Road and Ames Road, Owners:
64 James R. Seely, James V. Prieto & Silver Lake Flea Market LLC., Applicant: Purple Elephant
65 Development LLC., Map 46 Lots 6, 7, 8, 9 & 10, zoned Agricultural and Business & Residential
66 and Agricultural. **Continued from February 21, 2023; no public comment.**
67

68 B. Moseley stated that the Board had their site walk of the property this afternoon at 5pm. They
69 walked the new location of the road, the perimeter of the property around back to the wetlands,
70 viewed the wetlands, the wetlands buffer, and the overall site in general.
71

72 M. Fougere stated that, as described previously, the new road has been relocated so that it is not
73 directly across from an abutter. As noted during the site walk, there is a significant amount of trash
74 on the property that we are going to expect to be cleaned up. The Board also recognized the
75 location of wetlands impact, which the Applicant will need to address. There is a provision in our
76 regulations that deals with projects like this; because a project of five or fewer lots is typically a
77 minor subdivision, a cistern is not required – but whenever there is a proposed public road to be
78 constructed, a project will be considered a major subdivision and will require the installation of a
79 cistern. The Applicant’s representative noted during the site walk that they do intend to install a
80 cistern.
81

82 M. Fougere further mentioned that, during the public hearing portion of the case, a concern was
83 brought up relative to the bridge on Ames Road. Staff reached out to the Director of Public Works
84 in regard to that issue; she did not have any concerns about trucks and construction vehicles going
85 over that road or that bridge. It is a relatively new bridge, from 2007/08. The DPW Director does
86 not think that there need to be any restrictions. Any restrictions on the road will have to come from
87 the Select Board.
88

89 Applicant: Pete Madsen, Project Engineer at Keach-Nordstrom Associates, Bedford, NH, for Purple
90 Elephant Development LLC. Thanked the Board for coming on the site walk earlier today. Stated
91 that they did shift the road location as mentioned above. They have noted the issues with the
92 wetland buffer, and those will be addressed with the next iteration of the plans. At this meeting,
93 they are interested in gathering comments from the Board in regard to their updated layout.
94

95 B. Moseley asked if the Applicant is anticipating the need for any waivers; P. Madsen responded
96 that he believes they were looking at one waiver, for identifying wells and septic within 200 feet of
97 the property, but he is not certain if they are pursuing that. He will get back to the Board about that
98 question. Currently, there are no waivers that need to be discussed.

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R. Hardy stated that there has been some infill pushed into the wetland buffer, and it doesn't look like the topography of the current plan reflects that. He also pointed out that in the southwestern corner, where trucks are often parked on flea market days, an area seems to have been filled quite a bit as well. If they are going to do test pits for soils, or look at former aerial photographs, that could be determined. P. Madsen replied that he will have that highlighted for the survey crew to look into.

M. Fougere stated that the area from the wetland fill up toward Ames Road is probably the location with the most debris – some of it is quite old, and some of it is newer, but there is a lot of stuff there, over that bank.

M. Fougere stated that issues that Staff has noted include:

1. Lots 1 & 5 need to be revised to depict a 50 ft front yard setback.
2. As designed, the stormwater will flow over the new driveways; the roadside swales should be redesigned and include driveway culverts under each driveway.
3. The Hollis road cross-section is 22 ft wide not 24 ft wide as shown; revise plans accordingly.
4. The new road curb-cut will need NHDOT review and approval.
5. The hammerhead turnaround will need to be revised to depict 55 ft “legs” on each side in accordance with the regulations, and be reviewed with the Fire Department for layout and design.
6. Wetland buffer placards shall be placed every 50 ft along the wetland buffer zone.
7. Location of stump disposal areas shall be depicted on each lot or a note that they will be removed from the property.
8. The noted street name “Truman Court” shall be verified and approved by Hollis DPW, or a different road name will need to be assigned.
9. All utilities shall be noted to be underground.
10. A \$7500 cistern fee will be assigned to each lot and will be due at time of C/O.
11. Review list of necessary studies:
 - a. Stormwater – REQUIRED
 - b. Traffic
 - c. Environmental
 - d. Wildlife
 - e. Fiscal impact
 - f. Visual impact – REQUESTED
 - g. Historical

D. Petry pointed out that we will also want restoration of where the wetland impact is. M. Fougere agreed; that would be better than trying to permit leaving the debris and fill there. R. Hardy asked if that would come under an Environmental study; M. Fougere agreed that it might – there will have to be recognition that there is a lot of trash along that bank that will have to be removed. The State will also have to be notified that this violation of the wetlands has occurred, that the Applicant wants to clean it up and will need to know what kind of permit they will require. This will need to be done carefully, so that they don't make things worse.

M. Fougere stated that Staff's recommendation is that, given the current site conditions, it makes sense to go to Final Review, with the Applicant coming back with a complete plan that is ready to be reviewed by the Board in greater depth.

R. Hardy pointed out that, in terms of wildlife, it was asked on the site walk whether the NH Fish and Game Department should weigh in in regard to Witches Brook. If we go right to Final Review, at what point to do we decide whether that is necessary? Should we request it now?

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M. Fougere replied that if we want input from Fish and Game, we should make that notation now and ask the Applicant to come back with an answer.

B. Moseley concurred that Witches Brook is a very sensitive area.

Motion to move File PB2023:001 to Final Review – motioned by D. Cleveland, seconded by V. Mills; motion passed unanimously.

- c. **File PB2023:003 – Scenic Road Hearing:** Request to cut down (3) trees that are along 86 Worcester Road, a scenic road, Map 2 Lot 55. Zoned R&A. Owner & Applicant: David Sullivan. **Application acceptance and public hearing.**

M. Fougere stated that Staff has not noted any real issues with the application. K. Anderson has been out to the site, and the trees in reference are dead or soon to be. If the trees fall over, they could obstruct the road.

Motion to accept the application – motioned by D. Petry, seconded by D. Cleveland; motion passed unanimously.

Applicant: David Sullivan, 86 Worcester Road. Stated that he hates to take the trees down; they are probably around 130 years old, but it is now a safety issue, and the trees are too far gone to salvage. He had Kevin Fredette, a certified arborist, look at the trees, and K. Fredette agreed that the trees are not able to be saved. D. Sullivan added that they will be replanting new trees, in the same location.

Public Hearing.

There were no speakers on this application.

Public Hearing Closed.

No further discussion by the Board.

Motion to approve File PB2023:003 – motioned by D. Petry, seconded by D. Cleveland; motion passed unanimously.

- d. **File PB2023:004 – Ground Mount Solar:** Proposed application for (2) 44’x17’x8’10”h ground mounted solar arrays located at 89 Pepperell Road, Map 8 Lot 39, zoned R&A. Owner, Boris Kontsevoi & Applicant, Sunergy Solutions – Robert Raffa. **Application acceptance and public hearing.**

M. Fougere stated that Staff has reviewed the application, and they feel that it is fairly straightforward. There are two ground-mounted systems proposed, approximately 748 square feet each; they will be just under nine feet in height. They will be located some 600 feet off Pepperell Road, and will not be visible from the road. Staff does not believe that a site walk is necessary.

Motion to accept the application – motioned by J. Mook, seconded by V. Mills; motion passed unanimously.

Applicant: Diana Swenton, daughter of the owner, 89 Pepperell Road. Stated that they would like to install solar panels to support the energy supply to their house. They have hired Sunergy Solutions to do the installations. They are applying for the permit because the proposed arrays

207 would be a little bit taller than typically allowed by zoning.
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209 Per a question from B. Moseley, M. Fougere confirmed that the installation would not require a
210 waiver.
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212 B. Moseley asked if the Applicant intended to do any additional clearing of the land; D. Swenton
213 replied that part of the land is already cleared in the back; they plan to install the solar panels in that
214 area, so there will be no additional clearing necessary. There is a possibility that they would clear
215 some of the current buffer in the future – the installation area is far enough in the back of the
216 property that even if they did clear more around it, it would not be visible from the road.
217

218 R. Hardy pointed out that there is a sharp dog-leg near the driveway of the subject property,
219 because in that eastern portion there is a very steep ridge. He is familiar with the house and
220 property, and confirmed that the installation would not be visible from the road.
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222 B. Ming stated that it does not appear that any of the neighbors would be able to see the installation,
223 either.
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225 **Public Hearing.**

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227 There were no speakers on this application.
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229 **Public Hearing Closed.**

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231 B. Ming pointed out that the Board traditionally goes to view the location of similar applications via
232 site walks. B. Moseley agreed, while stating that there is no written rule that they do so – and in
233 this instance the Board is in consideration of Staff’s recommendation.
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235 M. Fougere concurred that every site is unique, and that there have been other instances of
236 applications for ground-mounted solar systems in which a site walk was not warranted.
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238 The Board was in general agreement that a site walk was not necessary in this case.
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240 D. Petry suggested adding a condition to any approval of the application that it be added to the site
241 plan, and for the record, that if the buffer is clear-cut, and the array does become visible by
242 neighbors or from the road, the owner must restore the trees and/or replant a buffer.
243

244 **Motion to approve File PB2023:004 with the above condition** – motioned by D. Petry, seconded
245 by D. Cleveland; motion passed unanimously.
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248 **6. OTHER BUSINESS:** none.
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250 **ADJOURNMENT:**

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252 **Motion to adjourn at 7:38pm** – motioned by C. Rogers, seconded by J. Mook; motion passed unanimously.
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255 Respectfully submitted,
256 Aurelia Perry,
257 Recording Secretary.
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259 NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable
260 accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.