



Town of Hollis

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HOLLIS PLANNING BOARD MINUTES

**October 17, 2023 – 7:00 PM Meeting - Town Hall Meeting Room
DRAFT**

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

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

ABSENT: B. Moseley, V. Mills, C. Rogers,

1. CALL TO ORDER – 7:00 PM.^[SEP] D. Cleveland led the group in the Pledge of Allegiance.

D. Cleveland stated that File PB2023-007, originally on the agenda for this meeting, will not be heard tonight.

D. Cleveland stated that R. Hardy will be voting in place of B. Moseley, and M. Leavitt will be voting in place of V. Mills.

2. APPROVAL OF PLANNING BOARD MINUTES:

September 19, 2023: **Motion to approve** – motioned by J. Mook, seconded by M. Leavitt and J. Peters abstained. Motion passed.

3. DISCUSSION AND STAFF BRIEFING:

- a. Agenda Additions and Deletions: K. Anderson reiterated that File PB2023-007 will not be heard at this meeting.
- b. Committee Reports: none.
- c. Staff Reports: none.
- d. Regional Impact: none.

4. SIGNATURE OF PLANS: None.

46 5. CASES:

47
48 a. **File PB2023:007 – Final Review:** K. Anderson noted that the applicant's consultant P. Madsen
49 submitted an email on Tuesday October 17, 2023 requesting the application for applicant Purple
50 Elephant Development LLC. be continued to the next meeting scheduled on November 17, 2023.
51

52 **Motion to extend File PB2023:007 to the Planning Board's next meeting, Tuesday, November 17,**
53 **2023** – motioned by J. Mook, seconded by D. Petry; motion passed unanimously.
54

55 b. **File PB2023:014 – Subdivision Plan Amendment:** Applicant is proposing an individual driveway
56 to his home where a shared driveway (between lots 13/68-10 & 11) was approved by the Planning
57 Board in 2006 (case# 2671) Owners & Applicants: Michael & Melissa Binette, Map 13 Lots 68-10,
58 Zoned: Residential & Agricultural (RA). **Application Acceptance & Public Hearing**
59

60 K. Anderson stated that this application is a plan amendment to the Woods Subdivision case #2671
61 from 2006. The purpose of the plan amendment is to request a individual driveway where a shared
62 driveway is proposed. This is the last lot to be built on off Dow Road. It should be noted that all
63 driveways as part of this subdivision utilize shared driveway access. The configuration of this lot does
64 warrant review by this board for second look at access. I prepared the plan projected on the screen to
65 assist with describing the lot. The green depicts the proposed driveway, the blue is the shared driveway
66 access as designed on the approved subdivision plan. The orange and red are the applicants proposed
67 house and garage. Its important to note that the pink shown is the designed septic location. This is the
68 only location on the lot that can be used for the septic location. There is a history of issues with soils
69 delineation and test pit data for this subdivision, which should not way into this plan amendment
70 request.
71

72 D. Petry acknowledged that he is aware of the test pit data issues related to this site.
73

74 M. Binette, the owner and applicant presented his case for the proposed amendment. The location and
75 orientation of his house takes into account both the abutter to the north and solar exposure. To access
76 this location the driveway would need to extend around his septic system leading to a very long
77 driveway, 300 – 400' long where the driveway proposed as part of this amendment is maybe 75' long.
78 M. Binette acknowledged his desire to limit the amount of pavement and preservation of the existing
79 vegetation. The location shown does not disrupt any large trees and just small vegetation would need
80 to be cut to gain access to Dow Road.
81

82 Question from J. Peters were asked with regards to why the only location of the septic system is as
83 shown on the plan? Why weren't other test pits done?
84

85 K. Anderson reiterated that this is a lot of record and the process of how it was created does not weigh
86 into this application. The lot with the information shown is what the applicant has to work with.
87

88 R. Hardy commented that he doesn't see any issues with how the original driveway was designed and
89 that the applicant can make the driveway work with his lot. There is room to get around the septic. R.
90 Hardy also noted that the applicant should have been aware to the driveway constraints when he
91 purchased the lot, it part of his due diligence. R. Hardy also noted that he was aware of the issues with
92 the test pit data.
93

94 K. Anderson noted that the board should be aware that the results of this application may lead to others
95 requesting separate driveways. There is a potential that some of the remining lots on Merrill Lane
96 which are designed with shared driveways my request individual driveways. There is concern of
97 precedence here.
98

99 K. Anderson noted that this lot has real constraints, not only is there the soils issues, this lot is very
100 wet. The drainage flow patterns go from the north to the south. The house that was just built, access
101 his lot via the approved shard driveway location. This location actually creates a dam preventing the
102 water from moving off lot. The proposed driveway location and the configuration of this lot will
103 directly influence the flow of water.
104

105 M. Binette reiterated the water concerns. There is actually ponded water along the abutter's driveway.
106

107 The board continued with general discussions on the soils and drainage issues.
108

109 R. Hardy inquired about the extensive landscaping as part of this subdivision.
110

111 K. Anderson noted that this lot actually had none.
112

113 M. Fougere commented that this application was never accepted.
114

115 **D. Cleavland requested a motion be made to accept the application.** D. Petry made a motion,
116 seconded by J. Peters. The motion passed unanimously.
117

118 D. Cleaveland opened the application to public comment.
119

120 Abutting resident, Kathleen Morgan, 26 Dow Road voiced her concern about the water issues on her
121 lot. She wanted the board to make sure that this plan adjustment won't affect her lot.
122

123 No other abutters or concerned residence came forward for public comment.
124

125 D. Cleaveland noted that since there is no one else he closed public comment.
126

127 J. Peters noted that it would be helpful to see the site. A request to have a site walk was discussed and
128 agreed upon by the board.
129

130 Proposed site walk scheduled for October 28, 2023 at 8:30 am with a rain date of November 11, 2023.
131

132 **Motion to extend File PB2023:014 to the Planning Board's next meeting, Tuesday, November 21,**
133 **2023** – motioned by D. Petry, seconded by J. Peters; motion passed unanimously.
134

135 6. OTHER BUSINESS:

136

137 Resident Joe Garruba, 28 Winchester Drive was granted 10 minutes to discuss some zoning amendments
138 that he would like to have the board consider.
139

140 Amendment request 1, in an effort to limit high density in town, revise language in the aquifer protection
141 overlay zone to consider any compacted surface conditions as impervious. A recent case had a fire lane
142 with pervious pavers, these would be considered impervious in the future because it's a compacted
143 traveled way.
144

145 Amendment request 2, Well water, to protect abutters existing well water, require a long term well yield
146 pump test prior to issuing a building permit. The threshold of when the requirement would be
147 implemented is to be determined.
148

149 Amendment request 3, Discuss and consider the impact of cannabis cultivation / farming in town. At the
150 state level there is a high probability that cannabis will be legalized and with this the treat that our
151 agricultural land will be targeted for cannabis cultivation.
152

153
154 **ADJOURNMENT:**
155

156 **Motion to adjourn at 7:585pm** – motioned by J. Peters, seconded by M. Leavitt; motion passed
157 unanimously.
158

159
160 Respectfully submitted,
161 Kevin M. Anderson, PE,
162 Town Planner & Environmental Coordinator
163

164
165
166 NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable
167 accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.