

HOLLIS PLANNING BOARD
SITE WALK NOTES
August 15, 2017
(FINAL)

PLANNING BOARD MEMBERS PRESENT: Doug Cleveland – Vice Chairman, R. Hardy, Benjamin Ming, Bill Moseley and Jeff Peters - Alternates.

STAFF: Mark Fougere, Planner; Wendy Trimble, Planning Assistant

THE APPLICANT: Dick Raisanen – Raisanen Homes Elite LLC; Chris Guida, Wetland and Soils Scientist Fieldstone Land Consultants.

ALSO ATTENDING: T. & J. Lutz, 378 Silverlake Road; J. & E. Macdonald, 66-3 Truell Road.

TIME: 5:00 PM

WEATHER: Sunny, 83 degrees and humid.

The site walk took place at Map 45 Lot 50 Silver Lake Road, otherwise known as Cobbett Lane at 5:00pm. The purpose of the site walk was to allow the Planning Board members an opportunity to walk around the site area, and visualize the area of the proposed 55+ housing development. The applicant had marked out the center line of the road. Initially the group gathered around station 3 and it was indicated the surface will need to go down a further 18 feet. The grade of the road will be 8%. Each pole indicated a station number on the plan.

M. Fougere explained to the newer Planning Board Members the entrance area had been discussed a lot for the previous subdivision for 10 lots and there were no new changes proposed for this landscape plan except to add irrigation and a detailed maintenance schedule.

D. Cleveland asked about the large boulders, D. Raisanen stated that he will be bringing in a crusher for a few days and this material will be then used for drainage.

They pointed out where the clubhouse would be positioned and then walked to the area where the well had been drilled. M. Fougere also pointed out all the slopes will be heavily landscaped. Then the group walked the original road area as the staked part was still quite difficult to walk through. When they got to station 13 and 21 they stopped to check out the position on the plan.

The septic areas, test pits etc. still need to be done. This will be done according to town regulations. By moving to final then this will be part of the next stage.

Septic's, leachfields and perks tests were discussed and still need to be done. The ground is mixed gravel and sand. M. Fougere stated the septic design will be done according to town regulations and Tom Mercurio will be tasked to test and oversee. Chris Guida stated that this was the reason the applicant wanted to go to final so they can schedule Tom Mercurio in. The group walked back out of the forest via the logged roadway. R. Hardy had asked for the area to be cut from the previous meeting. This is an important stage and it needs to be clear to everyone where the cut line will be to make sure that the setback is appropriate for the abutters. He added it is beneficial for the Planning board to know where that is now and to make sure it is not a problem in the future. Adding that he needs it flagged and this is the applicant's responsibility to flag it. A second site walk will be needed. The area of the

road and the stakes were not cleared enough to walk it properly. The center line should be marked and cleared as it has been on past site walks. He wants it all cleared, flagged and marked to be fair to all abutters.

This concluded the site walk at approximately 5:45 pm.

Respectfully submitted by,

Wendy Trimble
Planning Assistant
Town of Hollis Planning Dept.