

HOLLIS PLANNING BOARD MINUTES

June 20th, 2017

“Final”

PLANNING BOARD MEMBERS PRESENT: Cathy Hoffman – Chairman, Doug Cleveland – Vice Chairman, Chet Rogers and David Petry, Ex-Officio for Selectmen; Alternates; Ben Ming and Bill Moseley.

ABSENT: Dan Turcott, Brian Stelmack, Rick Hardy and Alternate Jeff Peters.

STAFF PRESENT: Mark Fougere, Town Planner; Wendy Trimble, Assistant Planner

1. CALL TO ORDER: C. Hoffman, Chairman called the meeting to order at 7 pm. C. Hoffman, Chairman appointed B. Ming to vote on behalf of B. Stelmack and B. Moseley to vote on behalf of D. Turcott.

2. APPROVAL OF PLANNING BOARD MINUTES:

D. Petry made a motion to approve Planning Board minutes May 16, 2017 as submitted. Seconded by B. Moseley. All in favor none opposed.

3. DISCUSSION AND STAFF BRIEFING:

- a. Agenda additions and deletions – M. Fougere stated planning application PB2017-013 asked to be tabled to July 18th 2017. D. Cleveland made a motion to table PB2017-013 to July 18th 2017. D. Petry seconded. All in favor none opposed.
- b. Committee Reports – none
- c. Staff Report – none
- d. Regional Impact – none

4. Signature of Plan:

File #PB2017-009 – Hollis Montessori School, 9 South Merrimack Road, Map 36 Lot 32. Application site plan amendment for expansion of number of parking spaces and improve traffic circulation, access, use of bunkhouse as classrooms, all exterior property improvements as listed in ZBA2017-003 and approved 04/27/2017 and landscaping improvements to accommodate increase school enrollment of up to 150 students and 20 full time equivalent staff.

D. Cleveland made a motion to authorize the Chairman to sign plan PB2017-009. D. Petry seconded. All in favor none opposed.

File #2823 – George & Stella Demetri, 146 Broad Street, Map 19 Lot 22. Application two lot subdivision.

D. Petry mad a motion to authorize the Chairman to sign plan #2823. C. Rogers seconded. All in favor none opposed.

41 **File #PB2017-010 – Viking Resources, 10 Clinton Drive, Map 4 Lot 69.**
42 **Application site plan amendment change of use of building from Viking**
43 **Storage to use by a Landscape Company as storage and for setting up**
44 **equipment for preparation of daily jobs.**

45 D. Petry made a motion to authorize the Chairman to sign plan #PB2017-010. D. Cleveland
46 seconded. All in favor none opposed.

47 **File #PB2017-006 – Lone Pine Hunters Club Inc & Michael/Jamie Curran and**
48 **Seth/Kara Myers, 112 & 116 Rideout Road, Map 15 Lots 71, 71-1, 71-2 & 71-3.**
49 **Application Major Subdivision of six lots on a new town road and a lot line**
50 **relocation.**

51 D. Petry made a motion to authorize the Chairman to sign plan PB2017-006 with the
52 understanding that all conditions are met before the Chair signs. D. Cleveland seconded.
53 All in favor none opposed.

54 **5.PB2017-012:** Proposed lot-line relocation between two adjoining properties, 75 & 77
55 Flint Pond Drive, Map 58 Lot 19 & Map 26 Lot 7, Applicants/Owners: Ms. Concetta
56 Slauewhite & Mr. Michael Lambert, Zoned R/A Residential/Agriculture and R Recreation.
57 **Application Acceptance & Public Hearing**
58

59 M. Fougere explained this proposal involves the relocation of lot lines between two
60 adjoining properties. An existing home and garage exists on Lot 19 and it was recently
61 discovered that the garage was constructed across the common boundary line. The
62 applicant has received a variance to allow this proposed plan to proceed.
63

64 D. Cleveland made a motion to accept application PB2017-012. B. Moseley seconded. All in
65 favor none opposed.
66

67 Colin Jean, Attorney at Law LLC approached the podium to represent the applicants. He
68 explained to the board members the history behind the lots on Flint Pond Drive and that
69 now when Concetta Slauewhite needs to sell her property this lot line appears to go through
70 the garage and it needs to be amended. The lot line relocation will allow the property to be
71 sold. Mr. Lambert has agreed to this lot line relocation as it has always been assumed this is
72 where the lot line was since 1971.
73

74 C. Hoffman opened the public hearing. No one wished to speak so public hearing was
75 closed.
76

77 The board had nothing further to ask. D. Petry made a motion to approve application
78 PB2017-012 including the waiver approval to sign the Mylar tonight. B. Moseley seconded.
79 All in favor none opposed.
80

81 **6.PB2017-011:** Proposed minor site plan application to expand existing parking lot, 11 &
82 11a Silver Lake Road, Applicant: Douglas Orde, Owner: Hollis Veterinary Hospital, Map 52
83 Lot 26, Zoned AG Agriculture & Business. **Application Acceptance & Public Hearing.**
84

85 M. Fougere explained that this proposal involves a minor site plan amendment to add six
86 parking spaces to the existing parking lot along the northern are of the site. The disturbed
87 slope will be stabilized with shrubs and mulch. Business has grown to a point that
88 additional parking is required. The applicant has received approval from the HDC.

89
90 D. Cleveland made a motion to accept the application PB2017-011. B. Moseley seconded.
91 All in favor none opposed.

92
93 Jill Patronagio the owner of Hollis Veterinary Hospital approached the podium. She
94 explained that her hospital has nearly doubled in size over the last 5 years, and no longer
95 has enough parking to accommodate both staff and customers. As a result, they have
96 teamed with Hollis Construction to expand our existing asphalt parking lot northward,
97 creating approximately 6 new spaces of 10 feet each. A mulch embankment as well as a
98 stand of trees will require removal to accommodate the expansion. The project will be
99 paved asphalt (to match the existing parking lot). A new embankment will be along both
100 the northern and western edges of the parking lot. This new embankment will be finished
101 with mulch and small shrubs. They are attempting to retain as many existing trees as
102 possible on the northern border. One maple tree has been recommended to stay by the
103 historic district, and will not be touched. She added they did obtain project approval on
104 June 1, 2017 from the Historic District Commission.

105
106 C. Hoffman opened the public hearing and as no one wished to speak closed it.

107
108 D. Petry made a motion to approve application PB2017-011. D. Cleveland seconded. All in
109 favor none opposed.

110 **Other Business**

111 **Master Plan Discussion with Stephen Meno from NRPC on transportation** 112 **chapter.**

113 M. Fougere started by saying with have asked NRPC to work with us a few chapters
114 updating the Master Plan. Stephen Meno has joined us to go over the transportation
115 chapter. The survey was carried out by the Town last year, a vision statement is being
116 worked on also, and so moving forward we are going to update our transportation chapter
117 along with housing and demographics, and existing and future land use. The Master plan
118 has not been updated for 20 years and although there is some data that does not need to be
119 updated, there are areas that does need to be updated where more significant changes have
120 occurred over the past years.

121
122
123
124
125 Stephen Meno introduced himself and checked the board had received some paperwork
126 that provided the first outline of this chapter. He wants to hear from the board any major
127 issues they know about and then at the next meeting he will bring his first draft and talk
128 about recommendations and then one more meeting to go over the edit. He went through
129 the outline with the board. He particularly would like input for section E and F.

130
131 D. Petry raised the issue of the four corners. He is aware of changes being discussed for left
132 turn lanes to be installed. He suggested that most people in town are not in favor of that.
133 In his opinion he would not like to see it as a recommendation. D. Petry also suggested that

it would be a good idea to meet with the Highway Safety Committee. M. Fougere agreed suggesting DPW and Police also. He also suggested that the change in traffic patterns has changed significantly over the past few years especially on South Merrimack Road. There is a much larger volume of traffic on this road, possibly being used as a cut through by both cars and trucks. D. Petry agreed that we need to come up with some traffic calming measures for this road. Maybe no through trucking, only deliveries. D. Petry said he would raise this at the next selectmen's meeting. D. Cleveland raised a question on the sharp right on the four corners, and how narrow it is for large trucks. This is apparently the most accident prone area. The data that will be collected will show and highlighted these areas. S. Meno summarized that highlighted issues were truck routing, signage and areas more prone to accidents. Then he asked the board about sidewalks and cycle lanes. He noticed this had come up in the survey and vision statement. D. Petry stated there had been discussion to build a bike lane to connect all the way down Depot Road to the Nashua bike trail. However it was problematic with obtaining land from residents along this road to do this but maybe it could be looked at again. The rest of town has bare minimum right-of-ways in the rest of town with the main roads. D. Cleveland asked about signs and would that be looked at also. S. Meno asked if he meant traffic calming signs. He added that signs are one really good way of addressing certain issues. D. Petry added it is a challenge with rural character, saying that signs have been added to warn of approaching intersections. There are a lot of signs now. It is worth talking to highways safety about this. D. Cleveland also added there a lot of signs that are no longer needed. And also questioned changing speed limits. There was nothing else to discuss tonight.

C. Rogers made a non-debatable motion to adjourn. B. Moseley seconded. All in favor none opposed.

The meeting was adjourned at 7:45 PM

Respectively submitted by,

Wendy Trimble
Assistant Planner
Town of Hollis, NH