

HOLLIS PLANNING BOARD MINUTES

March 21st, 2017

“FINAL”

PLANNING BOARD MEMBERS PRESENT: Cathy Hoffman – Chairman, Doug Cleveland – Vice Chairman, Rick Hardy, Alternates; Ben Ming, Bill Moseley and Jeff Peters

ABSENT: Dan Turcott, Brian Stelmack, Chet Rogers and David Petry, Ex-Officio for Selectmen

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

1. **CALL TO ORDER:** The Chairman C. Hoffman called the meeting to order
2. **Non-public: RSA 91-A:3, II (c) at 6:30 PM.** The minutes from this meeting are sealed.

C. Hoffman appointed alternate B. Moseley to vote on behalf of C. Rogers, alternate B. Ming to vote on behalf of D. Turcott and alternate J. Peters to vote on behalf of B. Stelmack.

3. APPROVAL OF PLANNING BOARD MINUTES:

D. Cleveland made a motion to approve Planning Board minutes February 21st 2017. Motion was seconded by J. Peters. All in favor none opposed. B. Ming abstained.

D. Cleveland made a motion to approve non-public Planning Board Minutes remain sealed of February 21st 2017. All in favor none opposed. B. Ming abstained.

4. DISCUSSION AND STAFF BRIEFING:

- a. Agenda additions and deletions – none.
- b. Committee Reports – none
- c. Staff Report – none
- d. Regional Impact – none

5. Signature of Plan: None

6. **File#: PB2017-04:** Proposed lot line relocation between two adjoining properties, Applicant/owners Kevin & Melanie Hill and Fred & Carol Doleac, 64 & 66 Baxter Road, Map 31 Lots 15 & 16, Zoned R & A, Residential & Agriculture.

M. Fougere explained this proposal involves the relocation of lot lines between two adjoining properties. The total area of each lot will not change, each lot will exchange 11,276 sq. ft. of land area along their common boundary. The relocation of the lot line for Lot 15 will increase the side lot area so that a garage can be constructed without violating the setback requirements.

He recommended should the board be inclined to accept and approve the Plan the following conditions.

- All missing lot bounds shall be set prior to recording
- The applicant shall submit a recordable Mylar and three paper prints along with appropriate recording fees.

47 Kevin Hill, applicant approached the podium. He explained that both neighbors had agreed
48 to do this adjustment on their property line. They both benefit as K. Hill is able to place a
49 garage next to his property and his neighbor benefits from maintaining the growth on the
50 tree line to preserve a view.

51 The board had no questions. D. Cleveland made a motion to accept the application. B.
52 Moseley seconded. All in favor none opposed.

53 C. Hoffman opened the public hearing. No one wished to speak and the public hearing was
54 closed. With no further questions needed.

55 R. Hardy made a motion to approve file#2017-004 with the two conditions as listed. D.
56 Cleveland seconded. All in favor none opposed.

57

58 **7. File#: PB2017-03: Design Review:** Proposed draft landscaping plan for the
59 Hollis Montessori School, plan is associated with the proposed enrollment
60 expansion of the school from 120 to 150 students, Applicant/owner Hollis
61 Montessori School, 9 South Merrimack Road, Map 36 Lot 32, Zoned R&A
62 Residential & Agriculture.

63

64 J. Peters recused himself from this application.

65

66 M. Fougere explained this was a design application for the landscaping plan for Hollis
67 Montessori School. The applicant has been working with staff over the past few months.
68 This application was in front of the Planning Board last year. It was withdrawn. The
69 applicant went back to the zoning board and they now have 20 conditions as part of that
70 ZBA approval. So before they come back formally to the board, the school wanted to get
71 some feedback from the Planning Board on landscaping. The original landscape plan that
72 had been approved and implemented was not satisfactory. In preparation of the plan, the
73 Applicant attended meetings with planning staff, Planning Board member Rick Hardy and
74 Board landscape consultant Doug Gagne. In addition, Morin's Landscaping has been
75 engaged to assist in developing the landscape plan and maintenance program.

76

77 The landscape program involves the installation of nine 2-inch caliper or greater maples
78 along South Merrimack Road and the creation of three raised berms where 25 seven to eight
79 foot tall white pines will be planted. The landscaping berm will be 18 inches to 2 feet tall.
80 The existing crabapples located along the site's frontage will be removed. A seasonal
81 maintenance plan has been developed which includes fertilizing and mowing, a drip
82 irrigation system will be installed for the trees.

83

84 In addition, 25 three foot tall white pines will be installed, in a staggered pattern, along the
85 northeast property line. These plantings will be installed along the rear half of the property
86 line, adding screening to the rear yard of the school. These trees will be planted by parents
87 and volunteers.

88

89 Visual depictions of the plantings, at installation and after five years, have been submitted.
90 These perspectives are from South Merrimack Road and Wheat Lane. The school is looking
91 for feedback. The maintenance plan is part of the plan, that Morin's put together and D.

92 Gagne, the town's landscape consultant had provided the board with a letter outlining his
93 thoughts.

94
95 Kari Headington, Head of Hollis Montessori School, thanked the board for this opportunity
96 to present the landscaping design. She added it is their goal to be very clear on this
97 important part of the design in order to return at a later stage with a site plan application.
98 They have been working on this plan for a while along with Tom Morin, Doug Gagne, staff
99 and Rick Hardy and tonight would be grateful for clear feedback. She introduced Tom
100 Morin to explain the plan to the board.

101
102 Tom Morin, Morin's Landscape, approached the podium. He explained that they have been
103 working with the school since last August to achieve a plan that helps address the Rural
104 Character Ordinance. They hope tonight to present a plan that meets the objectives set. He
105 explained the plan offering an evergreen buffer, and then referred to the visual images from
106 two different views, one showing trees at one year growth and a second image showing
107 them at 5 years growth. From the images there is a really good immediate impact. Presently
108 there are crab apple trees and very few evergreens, and he would like some feedback tonight
109 to allow the school to move on to their site plan review.

110
111 R. Hardy commented that it would be beneficial to have the dimensions on the plan, such as
112 40 feet spacing on the maple trees and the various spacing of the pines. He also asked what
113 the estimated height of the pines at 5 years would be. Tom Morin suggested 12 feet.

114
115 B. Ming asked T. Morin to explain how easy or difficult it is for these particular trees to
116 survive. T. Morin explained the soils on the side are not the most favorable and that lead in
117 part to the selection of the white pines. Of all the evergreen trees, the white pines will be the
118 most vigorous in these growing conditions. In addition to the existing soil the plan is to
119 bring in organic soil to build up the berms, which will be about 18-24 inches in height to
120 provide a really good growing medium for the trees. The idea is to keep things looking very
121 natural and provide some good soil for the trees. Another objective of the soil is that many
122 of the areas there is limited soil because of ledge outcroppings, and this will allow this
123 problem to be addressed and he is very confident that the pines will grow vigorously. He
124 added the school has a plan to provide drip irrigation to these trees, and the trees will do
125 very well.

126
127 C. Hoffman asked what the setback from South Merrimack Road to the maples was. T.
128 Morin said approximately 15 feet.

129
130 D. Cleveland and B. Moseley both said it looks like a good plan.

131
132 C. Hoffman opened the public hearing.

133
134 Scott Papineau, 21 South Merrimack Road, said he was glad to see the landscape plan
135 incorporate both screening and buffering. However he feels that it is an afterthought
136 because all he has heard is at the front, where larger trees are proposed, with drip irrigation
137 and fertilizing he did not hear any of that for the side of the property. He is concerned with
138 the size of the trees being planted on the side, proposed at 3 feet tall so in five years they will
139 be 8 feet tall, and from his property that no way screens the visual of the school and he isn't
140 sure what type of noise barrier that would impact either. He stated that they are six years

141 into this and not starting from scratch. He wanted the school to put forward a plan to
 142 accelerate the growth. Still referring to the trees along the side of the property, he explained
 143 that where they end he will still see a full view of the school whilst standing on his back step.
 144 Perhaps they could slide the trees up or add some more on the end. Then referring to the
 145 front proposed landscape, they look great in the photos, but he has seen this before and he
 146 concerned if they are the actual trees that will go there and will they be maintained.

147
 148 M. Fougere explained that the trees planted will be bonded and this is a new regulation that
 149 the Planning Board has implemented. The security is held for three years to make sure the
 150 plantings are maintained.

151
 152 Cheri Lynch, 16 South Merrimack Road approached the podium. She stated that they are
 153 encouraged that the school is submitting a landscape plan that is more in keeping with the
 154 original plan for screening however she is concerned with the caliper of the sugar maples, 2
 155 inch caliper at the front of the property, and she had an arborist take a look at this and
 156 asked him what height he thought those trees would be and he said in his opinion they
 157 would only be 5 or 6 feet high at a 2 inch caliper. She added he had said that what is
 158 depicted in the renderings at either one or five year they are more like four inch caliper
 159 trees. She said that he felt that the renderings were not consistent. C. Lynch added that
 160 initially the 25 white pines proposed would provide initial screening, as they would be dense
 161 and green at the bottom but the way that white pines grow is very quick and upward and
 162 they then lose their lower branches so they are green at the top and they lose the screening
 163 at the bottom. This arborist's recommendation to her was to put in spruce or something
 164 that remains dense. These may not grow as quick but they will grow more consistently with
 165 the renderings. She also added they are six years beyond their initial planting, and to now
 166 wait a further five years seems punitive to the abutters. They are pleased with the end
 167 results in the renderings but remain skeptical. She added also that they are concerned with
 168 the screening along the Papineau boundary.

169
 170 T. Morin thanked the abutters for some very good feedback. He wanted to address the tree
 171 sizing issues raised. He confirmed the maple trees will be three inch caliper. They will be a
 172 good size and he wanted to assure everyone that they will be nice trees when they go in. He
 173 added that the pictures provided are an accurate representation of what they will look like
 174 immediately upon installation. The school is committed to providing some nice trees and
 175 this is their second attempt and they do not want to do it a third time. He added there has
 176 been some discussion with the town landscape consultant Doug Gagne, and Rick Hardy,
 177 with some of these selections of trees. From a cost standpoint, the goal was to put in some
 178 spruces but after some going back and forwards, the thought was white pines would be a
 179 better selection for the soils available and also they would grow faster, more vigorously
 180 however it is true that a characteristic of the white pine is that they lose their lower
 181 branches at maturity but he is pretty confident that they have at least a twenty year window
 182 where there will be really nice foliage at the base of these plants and a really nice buffer and
 183 even at that time going forward with really nice stems, just the general massing of the white
 184 pines will provide a whole different prospective of what is there. He said they offer the
 185 option of planting spruces if preferred. However, after discussion they felt the better option
 186 was the white pine.

187
 188 T. Morin continued by addressing S. Papineau comments regarding the side of the property.
 189 The schools plan is to irrigate those trees, in an effort to get those growing as quickly as

possible. He explained the school is non-profit and working with a limited budget. They are stretched at meeting the challenges presented to them in meeting the ordinance along the front and the goal was to have an in house arbor day, with help from the students to plant these trees and if it meant putting in a few more then they may be open to that, and get something established.

Michael Bates, 26 South Merrimack Road approached the podium. He told T. Morin he had done a good job, and it is a vast improvement. He said there is a common theme with the abutters and nearby residents, that if they could have larger trees, it would mask the building better and they are now six years in so it would help. He asked R. Hardy if the maple trees are going to be 15 feet from the edge of the road would the salt in winter affect these trees. R. Hardy said that was why he had asked for the dimensions to be added to the plans. M. Bates then discussed the grass between the trees. He doubts the grass will be a green lawn. He wants the Planning Board to make sure the grass is equal to the quality of the trees. He summarized by saying it was a big improvement and if they get what they see in the pictures it will be wonderful.

T. Morin approached the podium and appreciated the feedback. He addressed the tree size issue. When the discussion first started, in the spirit of keeping within the schools budget, six to seven foot white pine trees, 2 inch caliper maple trees, the school wanted to make the decisions proactively and start out with larger trees, so they feel they have already proposed larger trees. He also added if they were to consider anything larger, you would really be getting into a size of tree that is a whole different price range but more importantly a tree that tends to not grow vigorously immediately upon planting. He explained that going to a larger tree, in year one and two there would be a larger tree and a more immediate impact, he did not feel in a five year plan there would not be a significant difference as these trees will not establish themselves like the smaller ones. The other challenge that they would be faced with there is many areas that larger trees with larger root balls would not physically be able to be planted there and it would not be a good proposal.

He added that if everyone is happy with the images, and they all agree that these are conceptual images, there is nothing deceptive about these images, and this is what you will get. With regard to the grass, it is not practicable for the school to be maintaining a fine lawn area. The school has a public well with limitations and the thought of bringing irrigation into all of this lawn area is not a good idea. The thought is they want to maintain a much more natural field type lawn area, which does not require regular lawn type fertilizer applications; however they are committed to seeding upon completion of the planting but to be clear the objective is not to establish a fine lawn. B. Moseley asked how they would envision the lawn. T. Morin answered neatly maintained field grass. But it will have weeds and imperfections, and he hopes it will be 100% better than it is now. They don't want to mislead anyone but the goal is to do something really nice, meets the ordinance but also practical.

R. Hardy asked on the 2 – 3 inch maples what will be the height when planted. T. Morin said 12 – 14 feet. And in five years they will be 14 – 16 feet, not a lot of extra height, as maples do not grow vertically as fast. R. Hardy added as we do require bonding for three years, and you have given us a projection for five years, and school is doing the irrigation, it might be a good idea, if during the planning phase even if the irrigation is not installed it was at least specked out then the planning board would have an idea of what the school is

239 going to do and the cost could be figured into the bonding as part of the tree planting. It
 240 would be beneficial at this stage and not hold things up later on. T. Morin asked what he
 241 meant by specked out, like a notation on the plan. R. Hardy suggested size of lines, types of
 242 emitters; it doesn't have to be too complicated. T. Morin explained that the school has a
 243 parent who has an irrigation industry experience so this should be ok to put on the plan. R.
 244 Hardy said it should be on the plan, it should show the lines, the emitter spacing, gallons
 245 per hour, etc. T. Morin said he would pass that on and endeavor to have this on the plan for
 246 when they return to the board.

247

248 Paula Papineau, 21 South Merrimack Road, wanted to say the trees proposed along the
 249 boundary is a good start, and she agrees with her husband's suggestion to move them
 250 further along to create a better buffer for the view from her property, she asked when the
 251 school is bonding this landscape plan is it only the landscape that Morin's is doing that will
 252 be bonded. M. Fougere said the bond will be for the full amount of the landscaping. She
 253 then asked about the restriction of them expanding based on the landscaping. When does
 254 that prescription get withdrawn is it after everything is planted? M. Fougere explained this
 255 is a design review and based on comments tonight they will put together a formal
 256 application and resubmit. Landscaping is required, timing of installation will be discussed
 257 and he believed they would like to plant late August early September and maybe T. Morin
 258 could speak to that. Bonding is required to be in place prior to the start of any of the work,
 259 and the board will discuss the timing of this as I am sure they will not want to wait six
 260 months for installation after they open up with full occupancy. M. Fougere read condition
 261 18 from the ZBA. It reads *18. All provisions shown on any site plan approved by the PB in*
 262 *2017 with regard to plantings and landscaping shall be implemented (and maintained*
 263 *utilizing best management practices) to the satisfaction of the PB as a condition precedent*
 264 *to the increase in the current number of the School students (120, as stated to the PB at the*
 265 *April 19, 2016 meeting).* He also added that this had caused a lot of discussed at the ZBA
 266 meeting and a finding of fact was added and it read *The ZBA finds that nothing contained*
 267 *within the language of condition 18 would preclude the applicant from exercising its right*
 268 *to bonding provisions as provided by statute.* There are concerns from the applicant on the
 269 timings for maximum success. P. Papineau was still concerned about the timing of planting
 270 irrigation and the school increasing their number of students. R. Hardy said that was why
 271 he asked them to put the information on the plan along with the specifications of timeframe
 272 and irrigation system.

273

274 Michael Stepanek, 35 South Merrimack Road approached the podium and said that the
 275 grass outside the school was the ugliest looking grass. The previous owner had waist high
 276 grass where the deer used to graze. C. Hoffman explained that the top soil was taken away
 277 because it was contaminated with arsenic. M. Stepanek suggested they replace it as green
 278 grass loves arsenic. Now the grass is "crappy". He claimed that he walks by and see broken
 279 glass and litter, and it is "gross". He questioned their maintenance of grass cutting and
 280 keeping it natural. He claimed the entire site "is ugly and disgusting and looks like a
 281 prison" and they need to "cover it up" and put in more "stuff".

282

283 Darlene Mann, 29 Nartoff Road and business manager of Hollis Montessori School. She
 284 assured the Planning Board members that the school has engaged in a contract with a lawn
 285 contractor and maintenance company and while the original contractor did not meet their
 286 standards they hired a new company. The grass was and is cut on a regular basis. As a
 287 resident of the community she is concerned that there is a screening ordinance that she was

288 not aware of. She is hearing tonight that going forward as a community that everyone needs
289 to completely screen buildings from neighbors view. She gave an example of if a neighbor
290 wanted to come the Planning Board to add a building/garage she would have the right to
291 come and demand screening be installed to block the view of the buildings? That every
292 house would have to comply – is there a new screening ordinance to comply too? C.
293 Hoffman said no. But we do have a Rural Character ordinance. She added an employee of
294 the school she has never seen a more dedicated group of people who are very dedicated to
295 doing the right thing for this community.

296
297 Gerry Moriarty, 1 Rebekahs Way and a parent at the school. She wanted to add that when
298 you live on a busy road such as South Merrimack Road, there can be a lot of litter. The
299 school makes a real effort to pick up the litter on the site. And the school does not have a lot
300 of litter or broken glass as one of the neighbors stated. She added that she feels the school
301 is beautiful and the landscaping will be effective for screening and enhance what is already
302 there. Her child attends the school and enjoys playing in a very natural environment as is
303 the Montessori approach.

304
305 Karen Bridgeo, 65 Buttonwood Drive approached the podium and stated her property was
306 on South Merrimack Road and understands the concern of litter on this road. She wanted
307 to address the orchard to the left of the driveway. It remains untouched and has been there
308 for a very long time. She explained the school has an extensive parent volunteer community
309 that do both fall and spring cleanup. They spend a lot of time making their school look good
310 and they love their school.

311
312 Frank Grossman, Ridge Road wanted to state the landscaping that is there at the moment
313 has only had three growing seasons, as it was finished planting in late fall 2013.

314
315 Michael Bates had a question for T. Morin. Where they really going to plant in late August
316 early September which is the driest and hottest months of the year? T. Morin stated that
317 contrary to popular belief these are the ideal months for planting. Their plan would be to
318 start work late August with some of the site work and berming, and then followed by the
319 planting. He added there appears to be some confusion about the irrigation as they talked
320 about the lawn areas not being irrigated, however the school is committed to performing the
321 irrigation with its in house team for all of the new plantings, those that Morin's will be
322 planting as well and well as those planted by the volunteers. He added that he will be having
323 a selfish motivation that these get off to a good start, and they will be warranting the trees
324 for two years as they normally do and in addition to that there is the bonding requirement.
325 He said he goes by these trees a couple of times a day and he is really confident that
326 everyone has witnessed the bad experience but he really feels this will have a really big
327 impact and in the end we will all be looking at the images being portrayed. Finally he added
328 about the grass, although he likes to see nice rich soil with nice green grass, this will not
329 happen however by putting in the evergreens it will make a big difference. The school wants
330 it to look nice but does not have the ability to bring in soil and irrigate that area along with
331 all the responsibilities of looking after fine type lawns.

332
333 Doug Gagne, Town Landscape Consultant approached the podium to address his report
334 submitted to the Planning Board. To address some of the concerns he agrees with T. Morin
335 regarding the heights of the trees. The spacing is appropriate and the distance of the road
336 of the maples will be sufficient. The soil is not good and it did need to be removed as it

contained arsenic from previous orchard and new soil was brought in. The well is a limiting factor to the irrigation and it is important to get water to the trees and plantings. He wanted to remind the board as well as the audience that when this plan was first approved they were required to plant apple trees to replace what was originally an apple orchard with an open look, then it was decided to plant crab apple trees, and what they are now proposing is more of a buffering style of approach which is some distance away of where they started.

Kari Headington approached the podium. She understands that one of the concerns of the abutters is to get the work done and have the screening in place. The school is on a timeline and we are almost in April with reenrollment. It is important that they get the planting in before they start school. She is concerned and questioned the condition set by the ZBA, if the site plan is approved and is properly bonded, is it interpreted by the Planning Board that they meet condition 18. She is not sure and would like guidance. K. Heading stated that if the board would consider this and clarify it, but the school would aim to have the plantings in before school began and if it means delaying opening school for a week then they would do that. She also checked that T. Morin was clear what needed to be added to the plan.

M. Fougere said the applicant will now submit a formal application for the complete project with plans; the abutters will be notified, public hearing and all other issues will be readdressed, such as overflow parking, the system of traffic lining up with signs for no parking etc.

8. File#: PB2017-02: Proposed minor subdivision of an existing 13 acre lot into two lots, Applicant/owner Douglas & Kathleen Gagne, 357 & 363 Pine Hill Road, Map 38 Lot 49, Zoned R &A Residential & Agriculture.

M. Fougere explained that this minor subdivision application involves the subdivision of an existing 13 acre lot into two lots, a 2 acre lot (Lot 49) and an 11 acre lot (Lot 49-1). Adequate building area has been provided and all zoning requirements have been met. The larger lot will wrap around the 2 acre lot and will have two areas of frontage. Access to Lot 49-1 will be from the western frontage area as wetlands exist along the eastern larger frontage portions of the property.

He added the applicant is requesting a waiver to Subdivision Regulation Section V, paragraphs C, D & G so that the eastern portion of the property on Lot 49-1 will not be required to have topography, wetlands and other features shown. This area of the site is unbuildable because of wetlands. He explained this is the area to the right and is quite a bit of the land that for the most part is wet, and the wetlands have been clearly delineated to show where the boundary is between where the development is going to occur and the extra land. The 100 foot buffer is shown on the plan. The waiver deals with area to the back of the property where the applicant believes it is mostly wet, or if there is upland it is more like islands of upland. So it is unbuildable.

M. Fougere also added that should the board be inclined to approve the plan that the conditions would include all bounds be set prior to recording, State subdivision approval be obtained and a recordable Mylar and three paper prints with fees be submitted.

386 Doug Gagne, 363 Pine Hill Road approached the podium. He gave a brief history of the
387 property saying they purchased the 13 acre property in 1982 and in 1984 they opened their
388 own landscape business which in 1995 they opened the nursery to the public. During the
389 site plan review at that time, 357 Pine Hill Road was assigned to the business. Last year the
390 decision was made to change focus and sell the property. He added that in 1982 the lands
391 surrounding him were mainly hay fields and since then it has become more built up. He
392 explained the layout of the plan showing the subdivision, the driveway in place with the
393 curb cut and the building circle. He asked for a waiver the 30 day signing period as he has a
394 buyer ready to purchase the lot, and build. Cathy Hoffman asked if they were aware that
395 they are fully aware that the back lot is wet and unbuildable. She asked that this be noted as
396 a condition on the plan. The board agreed.

397
398 Doug Cleveland asked if the temporary hoop house would be removed and the barn will
399 remain. D. Gagne agreed and confirmed also that the potable well would be usable.

400
401 D. Cleveland made a motion to accept the application. R. Hardy seconded. All in favor
402 none opposed.

403
404 R. Hardy made a motion to grant waiver to Subdivision Regulation Section V, paragraphs C,
405 D & G so that the eastern portion of the property on Lot 49-1 will not be required to have
406 topography, wetlands and other features shown. D. Cleveland seconded. All in favor none
407 opposed.

408
409 R. Hardy made a motion to grant waiver to subdivision Regulation Section III, Procedure,
410 K, Waivers, 2. D. Cleveland seconded. All in favor none opposed.

411
412 D. Gagne added with regard to the screening and buffering of the property, that they had
413 planted a buffer to help protect the neighbors from the business.

414
415 C. Hoffman opened the public hearing.

416
417 Daniel Teveris, 355 Pine Hill Road approached the podium to express his support for this
418 subdivision.

419
420 Lindsey McGovern 373 Pine Hill Road approached the podium and she wanted to confirm
421 that there would be a note on the plan to say the area next to her property would not be a
422 buildable lot. C. Hoffman confirmed that there will be a note on the plan to say that section
423 will be non-buildable because it is wet. L. McGovern then asked if that limited logging. M.
424 Fougere said that anyone can log on their property providing they follow best management
425 and pay taxes as per intent to cut. She also enquired about the sale. D. Gagne was happy to
426 say that there is an offer on the front lot has been made and also the back lot providing the
427 subdivision was successful.

428
429 C. Hoffman closed the public hearing.

430
431 D. Gagne requested also if the setting of pins could be part of the certificate of occupancy.
432 The board agreed this could be conditioned.

433
434 M. Fougere stated that the conditions would be:

- 435 • All missing lot bounds shall be set prior to Certificate of Occupancy
- 436 • State Subdivision approval shall be obtained.
- 437 • Add note to plan stating rear section of lot 49-1 is non-buildable
- 438 • The applicant shall submit a recordable Mylar and three paper prints along with appropriate
- 439 recording fees
- 440

441 R. Hardy made a motion to approve file#2017-002 proposed minor subdivision into two
442 lots with conditions as listed. J. Peters seconded. All in favor none opposed.

443 M. Fougere explained the next waiver is to waive the 30 day appeal period for signing the
444 plat. It is a policy of the board to not sign the plan until after 30 days. This 30 day period is
445 by statute to allow for any abutter has a right to appeal the planning board's decision within
446 30 days before the Chair is authorized to sign the plan. The applicant has submitted a letter
447 to formally request this to be less than 30 days and he will take full responsibility should an
448 appeal be submitted.

449 J. Peters made a motion for the Chairman to sign the applicants plan after 10 days of the
450 date of this meeting. B. Moseley seconded. All in favor none opposed.

451

452

453 **9. File#: PB2017-005: Design Review** Proposed major standard layout
454 subdivision of six lots on a new town road and a lot line relocation, Applicant/owner
455 Lone Pine Hunters Club, Inc. & Michael/Jamie Curran and Seth/Kara Myers, 112 &
456 116 Rideout Road, Map 15 Lots 71, 71-1, 71-2, & 71-3, Zoned R & A Residential
457 Agriculture. **Public Hearing.**

458

459 M. Fougere explained the purpose of the plan is to outline a proposed 6 lot major
460 subdivision that will include a new 1,500 long town road. In addition, a lot line relocation is
461 proposed for the two lots that presently front on Rideout Road. These two lots were
462 subdivided in 2008 and a single family has been constructed on the eastern lot.

463

464 The proposed lots will range in size from 2 acres to 5.2. The proposed road will end with a
465 hammerhead design and will provide access to the last lot and the Lone Pine Club. The
466 remaining land associated with Lone Pine will be 97.8 acres. Test pits have been provided
467 on each lot and all town requirements have been met.

468

469 This subdivision layout outlines a standard subdivision which would require a waiver from
470 the HOSPD requirements. Given the project size and past subdivision activity, a HOSPD
471 design is required unless waived by the Planning Board. If a HOSPD design is not required,
472 then the Point System criteria outlined in Section III.J. of the Subdivision Regulations must
473 be met. He pointed this page out to the Planning Board explaining to them how it worked.
474 Certain goals need to be met and the applicant came up with 52 points and M. Fougere said
475 he came up with 50 points. The last point that talks about the design of the subdivision is
476 determined by the Planning Board. He added that if this subdivision goes ahead and is not
477 a HOSPD then a discussion is needed with regard to there being any open space provided in
478 the rear of the property to limit further development or what is going to happen to the rest
479 of the property.

480

481 M. Fougere listed this one of the issues adding an additional 100 acres of land remains
482 controlled by the Applicant and the points system must be met. Also, Rideout Road is a
483 designated scenic road and this should be noted. The Fire department has requested a
484 cistern and this is on the plan. The director of Public Works has supplied some questions.
485 The Town Engineer has reviewed the plan relative to the road design and drainage. He will
486 speak to his report. The plan should have a stump disposal area on it and a fence or other
487 markers should demark the 100 foot wetland buffer prior to any lot disturbance on Lot 71-8.
488 As part of the Rural Character ordinance the board may want to discuss although this
489 subdivision are proposed to be developed well off Rideout Road behind existing lots.

490
491 Finally he added Members of the Cemetery Trustees and others have raised a concern
492 relative to the potential for a small pox burial ground located on the property. At this point,
493 an exact location for a cemetery has not been determined. It has been speculated that a
494 home that use to exist on this property was once a hospital for small pox victims dating back
495 in the late 1700's. A concern has been raised that if a burial ground is dug up during
496 construction activity, small pox could be spread. A scientific article that was recently
497 written suggests that small pox cannot survive on victims buried in these climates. The
498 Trustees have requested extensive studies are undertaken by the Applicant, including the
499 use of ground penetrating radar to assess the site.

500
501 Randy Haight tonight wants the board to focus on the design review to help move onto the
502 next stage. The purpose of the site plan is to revise the common lot lines between lots 15-71,
503 15-71-1, 15-71-2 & 15-71-3 then subdivide Lot 15-71 into 5 new lots. He explained that Parcel
504 A and Parcel B as shown on the plan will be land added to lots 15-71-3 and 15-71-2. There
505 will be no notable change to Rideout Road.

506
507 C. Hoffman asked who owned the lots to the south. R. Haight stated the town owns them
508 and the Town was notified.

509
510 R. Hardy – rural character ordinance that was brought up in issues. Lots 2 and 3 were part
511 of Lone Pine at one point. The only lot with visual impact is 71-2 and the 50 foot strip is
512 being added to this lot.

513
514 Dennis LaBombard, consulting engineer for the town approached the podium. He stated it
515 is a very level site, good sandy loam soil, and they are proposing infiltration basins and this
516 is a good site for these that will drain quickly with a high water table. It all appears pretty
517 level with no grading issues. Site issues he had mentioned in his letter have already been
518 addressed by Meridian. There may be issues with overflow but the storm water
519 management report will address this at the next stage. No questions were asked by the
520 board.

521
522 C. Hoffman opened public hearing.

523
524 Rene Hallmark, 25 Hannah drive – he is concerned with remediation work of lead to date.
525 He feels that before the subdivision goes ahead a complete remediation of the site should be
526 carried out.

527
528 J. Peters asked the club if any shooting ever occurred on the site for the proposed
529 subdivision. The answer was no.

530

531 Peter Hacker – 239 Depot Road - he owns land abutting the proposed subdivision. He
532 asked how many lots could be built out in one year. M. Fougere explained that should the
533 zoning ordinance be voted out tonight there will be no limit to how many houses can be
534 built.

535

536 Bruce McClure – 23 Hannah Drive – gave the board members a handout titled “Summary
537 of the Extent Severity and Impact of Environmental Pollution Caused by Lone Pine’s
538 Historical Operation of Outdoor Shooting Ranges”. He indicated he had quoted this
539 information from a document entitled “Environmental Study, Lone Pine Hunter’s Club
540 Hollis New Hampshire Terracon Project No. J1037693E, October 7 2008. He stated the
541 words in bold on this document are word for word taken from the original document. He
542 also stated that this lot, a good portion of this lot is highly polluted with hazardous waste
543 from a lot of shooting on this property. He quoted that soil samples are thirty (30) times
544 the DES soil remediation standard. Adding antimony concentration was an alarming soil
545 pollution level (50) times the DES soil remediation standard. Still reading from the hand
546 out he add numerous exploratory soil samples analyzed for PAHs, pollutants known to
547 cause cancer, genetic mutations and birth defects, exceeded DES soil remediation
548 standards. That freshwater wetlands were highly polluted with total lead and dissolved lead
549 and the concentration of lead in one of the three (3) exploratory surface water samples
550 indicated lead pollution levels of thirty-five (35) times the DES acute (Short term) exposure
551 criteria for humans. From a letter from DES, but unsure of year, it was quoted as saying
552 “the disposal of the lead shot in the former skeet and trap ranges continues to be a serious
553 threat to the environment and needs to be addressed in as timely a manner as possible.” He
554 feels the town should mandate that this property be completely remediated to DES
555 standards.

556

557 Mark Lambert – current Chairman of Board of Directors of Lone Pine Hunters Club – he is
558 unnerved to hear tonight that they are facing contamination issues of the property. An
559 agreement was reached a number of years ago that DES would oversee the cleanup. Lone
560 Pine has done some clean up, it is not complete and it is being overlooked by DES. The
561 section of the lot that they are looking to subdivide has never had any gun ranges on them.
562 There has never been any question of contamination on that land. He encouraged the
563 board to look back in the records and find the agreement that the DES would oversee the
564 cleanup.

565

566 Dave Jennings – On Board of Director of Lone Pine Hunters Club – there has been cleanup.
567 And DES is overseeing the cleanup. And he confirmed that the area of the subdivision has
568 never been used for shooting.

569

570 Paul Prunier – On Board of Director of Lone Pine Hunters Club and he was President for
571 ten years – He said test pits have been done and everything is fine.

572

573 Peter Hacker – 239 Depot Road - asked if there are any reports from DES to say how the
574 progress is going and what the progress is. It would be a good thing to report.

575

576 C. Hoffman closed Public hearing

577

578 Rick Hardy stated we are going to need to be diligent with the historical research from last
579 application. He also added that we need to walk the land to see the drainage may need
580 discussion again. There were no more questions from the board.

581

582 M Fougere said we are at design review and the applicant wants to move onto final. The
583 issues are the Cemetery Trustee smallpox stuff, and DES report and final drainage report.

584

585 D. Cleveland made a motion to waive the HOSPD. B. Moseley seconded. All in favor none
586 opposed.

587

588 M. Fougere went through all the issues outlined on the Staff Report. He said he would
589 follow up on DES and check the historical records of previous application. They discussed
590 the need to have more definite records on the placement of the burial ground. D. Jennings
591 asked for no note to be put on the plan as it would devalue the property. He pointed out
592 there is an RSA to protect the burial ground. The board agreed.

593

594 J. Peters made a motion to move to final application. D. Cleveland seconded. All in favor
595 none opposed.

596

597 Dave Jennings handed the board some further reading on the small pox.

598

599 **10. Draft Subdivision & Site Plan Amendments**

600

601 M. Fougere explained that the board had asked for some additional language to be added
602 into our subdivision and site plan regulations with regard to phasing. He wanted to clarify
603 the difference between phasing and new growth control. The phasing ordinance will give
604 the board the ability to phase a subdivision over a period of years if there are specific
605 conditions with that subdivision that would require a staging of the lots being developed
606 such as an access concern, a utility needs to be provided such as water or cistern, or access
607 that is critical to public safety. It does not get into or control the number of building
608 permits or school growth, it purely addresses the concern raised by D. Petry that big
609 projects would just build out, but would be staged out. He added if the vote tonight saw the
610 building rights removed tonight and there was a growth change; it is something that
611 requires monitoring over time and if things get busy then the Board can adopt a new
612 ordinance. He added we will post these and discuss them in April at a Public meeting.

613

614 **OTHER BUSINESS**

615

616 R. Hardy made a non-debatable motion to adjourn. J. Peters seconded. All in favor none
617 opposed.

618

619 The meeting was adjourned at 9:40 PM

620

621 Respectively submitted by,

622

623 Wendy Trimble

624 Assistant Planner

625 Town of Hollis, NH