

**HOLLIS PLANNING BOARD**  
**SITE WALK NOTES –81 Jewett Lane Hollis**  
**January 7<sup>th</sup> 2017**  
*(FINAL)*

**PLANNING BOARD MEMBERS PRESENT:** Cathy Hoffman – Chairman, Doug Cleveland – Vice Chairman, R. Hardy, Brian Stelmack, Chet Rogers, Dan Turcott and David Petry, Ex-Officio for Selectmen, , Bill Moseley – Alternate, and Jeff Peters - Alternate.

Absent: Benjamin Ming – Alternate

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

**THE APPLICANT:** Paul Skinner and Randy Haight, Meridian Land Services

**ALSO ATTENDING:** Charles & Jane Hemmingsen, 89 Jewett Lane; Joel & Megan Richter, 75 Jewett Lane

**TIME: 9:30 AM**

**WEATHER:** 20 degrees, snow on ground

The site walk took place at 81 Jewett Lane 9:30 AM. 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 where the proposed subdivision. Areas had been marked out with stakes showing driveways, and test pits. The area was one lot with 20.432 acres. M. Fougere said the Fire department had asked for an easement and the Knox box to gain access as the gate is staying.

The Board members discussed the purpose of the Knox box. Cathy Hoffman asked if this was subdivided could it be subdivided again. Maybe but highly unlikely. Only if Fieldstone drive was extended and make the lots 2 acres and then it would become a hospid. Chet Rogers asked why they were proposing two driveways. Would it not be better to have one driveway with all three new lots coming off the existing driveways? This was discussed also. The maximum that could be allowed would be four. They would have to encumber the responsibly together for maintenance, plowing, utilities, repair. The driveway is fine for width, 16 feet width and 4 feet shoulders. The fire chief is ok with it.

Randy Haight explained there is a new plan with an extended driveway all the way to building box for lot 9-9-1. It show the 4K box and M. Fougere explained that this is where the septic system is proposed to go. The septic system will not take up 4K but it still needs to be shown. And this needs to be within 10 feet of the test pit. The stakes in this area showed the lot line and centre line of the proposed driveway. The Planning Board walked over towards this lot. The neighbors 'dug' well was pointed out. The board discussed the options available for building within this lot. The dimensions were discussed from wells to septic also. No ledge had been hit with the test pit either. They walked further up the lot to view the possible position of a property, they discussed the trees and the fact that this subdivision would make the original property a back lot and therefore the garage nearest the boundary would either have to go to the ZBA for a variance or be moved or taken down before the plans could be signed and recorded.

Stump disposal was also discussed. A provision will be made on the plan for this.

There were no further questions.

This concluded the site walk at approximately 10am.

Respectfully submitted by,

Wendy Trimble  
Assistant Planner  
Town of Hollis Planning Dept.