

HOLLIS PLANNING BOARD MINUTES
November 13, 2018
“Final”

PLANNING BOARD MEMBERS PRESENT: Bill Moseley – Chairman, Doug Cleveland – Vice Chairman, Cathy Hoffman, Chet Rogers, Jeff Peters, David Petry, Ex-Officio for the Selectmen; Alternates; Benjamin Ming and Rick Hardy

ABSENT: Brian Stelmack, Dan Turcott.

STAFF PRESENT: Mark Fougere, Town Planner; Virginia Mills, Interim Planning Assistant.

1. CALL TO ORDER: 7:00 PM

The meeting began with the Pledge of Allegiance, led by J. Peters. The Chair appointed B. Ming to vote in place of B. Stelmack.

2. APPROVAL OF PLANNING BOARD MINUTES:

C. Hoffman moved to approve the Planning Board Minutes of October 16, 2018 as written. Motion seconded by J. Peters. All in favor; none opposed. (D. Petry abstains).

3. DISCUSSION AND STAFF BRIEFING:

- a. Agenda additions and deletions - None
- b. Committee Reports – None
- c. Staff Report –None
- d. Regional Impact – M. Fougere stated that at the October meeting the Board had made a determination that the Housing for Older Persons application on Silver Lake Road is a project of regional impact.
- e. Correspondence - None

4. Signature of Plans:

- **File PB 2018:21:** Proposed lot line relocation between two adjoining lots. Owner/Applicant: George & Gloria Burton, 154 Proctor Hill Road, Map 12, Lots 18 & 18-1, Zoned R/A Residential-Agricultural. Approved October 16, 2018.
 - **File PB 2018: 13:** Minor subdivision of an existing 19.69 acre lot into three lots. Applicant/owner: Laurie Siergiewicz & So. Merrimack Road Realty Trust, Map 47 Lot 44-2, Zoned R&A, Residential-Agricultural. Approved September 18, 2018.
 - **File PB2018:** Final approval, minor subdivision of an existing 28.5 acre lot into five new lots, with access to three lots via a private way. Applicant/owner: Linda & Richard Lovering, Jr., 50 Pine Hill Road, Map 25, Lot 4, Zoned Residential/Agricultural. Approved September 18, 2018.
- C. Rogers presented a motion to approve signature of the above-referenced plans. The motion was seconded by C. Hoffman, and unanimously approved.

5. Hearings

- a. **File 2018:018:** Site plan relative to the construction of two ground mounted solar systems. 78 feet x 38 feet. Owner: James Moskun. Applicant: ReVision Energy. 12 Bell Lane, Map 9 Lot 2, Zoned R/A Residential & Agricultural. Tabled from Oct. 16, 2018.

M. Fougere reviewed the site walk that had taken place on Sat., Nov. 10. The height of the arrays will be 10' so no waivers are required. Recent correspondence

51 regarding the application has been forwarded to all board members. The board
52 needs to decide on landscaping requirements.

53 Dan Weeks, Revision Energy, distributed several renderings of the site taken from
54 different locations along Dow Road, with and without screening. He noted that the
55 applicant has put much thought into locating the array in the least obtrusive spot,
56 while still getting good sun exposure.

57 Betty Reily, landscape architect (and Jim Moskun's mother-in-law), discussed
58 screening options. She noted that there are not a lot of trees available for purchase
59 at this time of year, but she can obtain 8-10 White Pines. She noted that 8'-10'
60 trees will screen most of the view, and suggested mixing several evergreen species.
61 She indicated that the screening will have to be done "hands on"; once the trees are
62 in place we can see how they look.

63 R. Hardy spoke in support of the 10' trees, and suggested that the northwest trees be
64 moved towards the east a little more. He noted that the board will need to know
65 how many trees will be planted, and agreed that several varieties will be a positive.
66 D. Weeks stated that the applicant is hoping to do the work before the ground
67 freezes, but depending on the weather, it may not be possible to do it before Spring.
68 J. Peters suggested that the array be installed first, then the trees; R. Hardy
69 disagreed and wanted the trees first so everyone can see exactly what is planted. D.
70 Petry discussed the need to have a plan to inspect against - as was required for Ridge
71 Road - as well as a bond. The plan also needs to indicate the areas that will not be
72 cut. M. Fougere explained the bonding process, and suggested that the board's
73 landscaping experts Rick Hardy and Doug Gagne review the revised landscaping
74 plan. If there are any issues, it will have to come back to the planning board.

75 C. Hoffman presented a motion to conditionally approve File PB2018:18 subject to
76 the following conditions:

- 77 • Landscaping plan showing plantings and no cut area to be approved by Doug Gagne and
78 Rick Hardy;
 - 79 • Bonding to be in place prior to any planting.
- 80

81 The motion was seconded by D. Cleveland and unanimously approved.

- 82 b. **File PB2018:020:** Conceptual consultation – Proposed minor subdivision of four lots, two
83 served by a private way. Owner/Applicant: Tom & Kim Lawlor, 140 Pepperell Road, Map 3
84 Lot 26. Zoned R&A Residential Agricultural. Tabled from Oct. 16.
- 85

86 M. Fougere noted that there were "no surprises" on the recent site walk for this
87 application, and that the planning board had supported the applicant's request to

proceed directly to final application. The subdivision will be put on an upcoming agenda upon receipt of the application for final approval.

- c. **File PB2018:022:** Conceptual Consultation – Site Plan outlining the proposed construction of 30 units of detached Housing for Older Persons, Hollis Springs Active Adult Community. Owner/Applicant: James Prieto, James Seely, 436 SLR, LLC & Silver Lake Flea Market, LLC, Map 46 Lots 6 & 10, Map 45 Lot 51, 436-436A-441-445-447-449 Silver Lake Road, Zoned A&B Agricultural Business & R&A Residential & Agricultural. Tabled from Oct. 16.

Katie Weiss, Bedford Design Consultants, addressed several outstanding issues with this application. Water is the major issue, and the applicant would prefer to go with Pennichuck. The water line could be brought up Rt. 122. If the planning board agrees with this option, the applicant will need the planning board to send a recommendation to the Selectmen in support of Pennichuck serving the site. The alternative is to use on-site wells.

M. Fougere noted that a limited franchise will be required to bring Pennichuck to the site. This was done for the over-55 project on S. Depot Road and for The Overlook Golf Course on Rt. 111. The fire chief prefers Pennichuck. The Selectmen would need to authorize this. M. Fougere reviewed the major issues addressed at the site walk, including location of units close to the road, need to comply with the requirements of the Rural Character Ordinance; access to Rt. 122 as well as pedestrian access; number of septic systems and possible impacts to Witches Brook. J. Peters pointed out that wetlands should not be included in the open space calculations. M. Fougere noted that this has been corrected in the most recent plan submittal. J. Peters also stated that the planning board needs more information before it can make a recommendation regarding the water.

R. Hardy stated that he does not support moving homes across the road. He again expressed concern about the plan needing to meet the Rural Character Ordinance. Katie Weiss discussed the option of putting duplexes in the rear portion of the parcel.

D. Petry stated that it is his opinion that the planning board should not be proceeding any further with this application until the upcoming hearing with the ZBA is resolved. Board members agreed. M. Fougere noted that the rehearing at the ZBA will take place on Nov. 29. J. Peters moved to table File PB2018:019 to the Dec. 18, 2018 Planning Board meeting. The motion was seconded by C. Rogers and unanimously approved.

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127 d. **File PB2018:019:** Conceptual Consultation – Site Plan amendment detailing proposed
128 storage buildings 13,000 sq. ft., 3,200 sq. ft., 14,635 sq. ft. and a 3,375 sq. ft. seasonal
129 housing building. 38 Broad Street, Applicant/owner Brookdale Farm, Map 24 Lot 2, Zoned
130 A/B Agriculture-business. Tabled from Oct. 16.
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132 At the applicant's request, the board agreed to table this application to a future
133 meeting.

134 e. **File PB2018:010:** Final Review: Proposed three-lot subdivision served by a private way.
135 Applicant/Owner: Team Yarmo Investments, LLC, Runnells Bridge Road, Map 5 Lot 28,
136 Zoned Commerical. **Application Acceptance & Public Hearing.**
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138 Nathan Chamberlain, Fieldstone Land Consultants, appeared on behalf of Team
139 Yarmo. He presented plans for a three-lot commercial subdivision on Runnells
140 Bridge Road. There will be one front lot and two back lots serviced by a private
141 right-of-way. The road design has been submitted to Dennis LaBombard, who has
142 recommended a turnaround. One party may purchase two lots, in which case the
143 turnaround will not be needed. Because this is a commercial property, each lot will
144 have to come in for individual approval when development takes place.

145 M. Fougere reviewed pending issues, including:

- 146
- 147 • Private way easement & maintenance documents required;
 - 148 • Note on plan noting the location of stump disposal areas or note that all stumps shall be
149 removed from property;
 - 150 • NHDES subdivision approval required;
 - 151 • NHDOT driveway permit required;
 - 152 • Note that all utilities shall be underground;
 - 153 • Submit detailed landscaping plan showing evergreen plantings along eastern lot line,
154 next to private way;
 - 155 • Address issues by town engineer;
 - 156 • Note proper new lot numbers: 28-1, 28-2 & 28-3.
 - 157 • All lot bounds shall be set prior to plan recording.

158 When an individual site plan comes in the State DOT will have to relook at the plan
159 for the driveway.

160 Brandon Yarmo indicated that he is processing this as a subdivision. He is not
161 planning on putting in the road; that depends on the buyers. D. Petry noted that the
162 planning board typically requires the developer to put the road in. A discussion
163 followed regarding the timing of the road and screening. Whoever buys the property
164 will have to come back to the planning board for approval for whatever commercial
165 use they plan to do.

166 J. Peters presented a motion to accept File 2018:10 for consideration. The motion
167 was seconded by D. Cleveland and unanimously approved.

168 The chairman opened the floor to public comments. Helena Briggs, 100 Runnells
169 Bridge Road, asked if there are plans to use Pineola Drive. N. Chamberlain
170 responded “No – not at all”. M. Fougere requested that this be added as a note on
171 the plan. B. Yarmo questioned why this access could not be used; M. Fougere
172 responded that the DOT will expect projects to use the new road. D. Petry asked if a
173 circular road is a possibility. Hollis DPW Director Todd Croteau noted that Pineola
174 Drive is a private unpaved Class VI road maintained by the residents.

175 Mark Baril, 78 Runnells Bridge Road, stated that he is not opposed to the plan, and
176 is happy to see that there will be screening. He asked if the tree buffer could be
177 extended further. He asked if there are any restrictions as to what can be built. B.
178 Moseley explained that any further uses will have to come before the planning board
179 for review.

180 Mark Archambault, 83 Pepperell Road, testified that he is the owner of the Hatch
181 Convenience store across the street. His concerns include possible impact to his
182 customers from blasting or road closures. His tenant does a lot of deliveries for his
183 pizza business. B. Yarmo responded that there should not be a need to blast. D.
184 Petry noted that in previous cases the planning board has asked for jack hammering
185 instead of blasting.

186 There being no further comments, the chairman closed the public hearing. N.
187 Chamberlain stated that it is only 8’ to ledge and blasting should not be necessary.
188 Traffic impacts should be minimal. He requested that the planning board consider
189 granting conditional approval. J. Peters questioned if there would be impacts from
190 bringing in underground utilities. R. Hardy asked if there is precedent for
191 approving a plan with one driveway, when another one (Pineola) has the potential of
192 being used equally. M. Fougere reiterated that the NH DOT would have to be
193 brought in if they want to use Pineola. D. Petry suggested a requirement that it be
194 part of the site plan to discontinue use of Pineola Drive and require that utilities use
195 the new driveway.

196 Board members agreed that they would need to see revised plans prior to approval.
197 Accordingly, C. Rogers moved to continue File 2018:10 to the December 18, 2018
198 Planning Board Meeting. The motion was seconded by David Petry and
199 unanimously approved.

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203 f. **File PB2018:23:** Proposed change of use to allow for the operation of an instruction and
204 training facility for cheerleading, tumbling, and similar activities. Applicant: Athletic
205 Tumbling Allstart, Inc. Owner: Hollis Hampshire, LLC, 17 & 19 Clinton Drive, Map 4 Lot 74,
206 Zoned Industrial. Acceptance of Application & Public Hearing.
207

208 This case has been withdrawn from the agenda.

209 **g. Other Business – Snow Lane**
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211 M. Fougere reviewed situation regarding the trees on Snow Lane. As part of a new
212 subdivision in 2015 the planning board waived the road standards to allow the
213 extension of the road to be gravel, matching the existing road. Most trees were
214 maintained. The Public Works Director has received a call from a resident of 2
215 Snow Lane who is concerned about the condition of two maples and would like them
216 removed. At Mark's request, the board's landscaping expert, has reviewed the
217 situation and has offered his recommendation in a memo dated Oct. 10, 2018.

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219 Public Works Director Todd Croteau, addressed the board regarding this situation.
220 He noted that Snow Lane is not a designated scenic road, and he has the right per
221 state statute to perform the required maintenance on the road. With respect to the
222 two trees in question, tree #1 has serious decay and tree #2 has spots of decay that
223 seriously compromise it's integrity. The resident at 2 Snow Lane has expressed
224 concern regarding these trees and potential safety issues, especially because they
225 have a young family. Mr. Croteau indicated that his intention is to take the two trees
226 down. He stated that sugar maples are not good street trees. He believes he can
227 correct the problem and still maintain the rural character of the road.

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229 D. Petry presented a motion to approve the removal of the two sugar maple trees in
230 front of 2 Snow Lane. The motion was seconded by C. Hoffman. All voted in favor;
231 none were opposed. Motion carries.

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233 **ADJOURN.** There being no further business, C. Rogers presented a nondebatable
234 motion to adjourn. Motion seconded by J. Peters and unanimously approved.
235 Meeting adjourned at 8:45 PM.

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Respectfully submitted,

Virginia Mills
Interim Planning Secretary

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