

**HOLLIS PLANNING BOARD
MEETING MINUTES
March 19, 2019**

MEMBERS OF THE PLANNING BOARD: Present: Bill Moseley, Chairman; Doug Cleveland, Vice Chairman; Cathy Hoffman, Jeff Peters, Benjamin Ming, David Petry (Ex-officio member for the Selectmen); Rick Hardy, alternate; Matt Hartnett, alternate. Absent: Chet Rogers, Dan Turcott

STAFF: Mark Fougere, Town Planner; Kathie Donnelly, Interim Planning Assistant.

B. Moseley called the meeting to order at 7:00 pm. He called for the Pledge of Allegiance. He then asked R. Hardy to vote in place of C. Rogers.

M. Fougere stated that the workforce housing item was mistakenly posted as part of the agenda for this evening. He said it is not on the agenda and apologized for the error.

D. Cleveland made a motion to approve the minutes of the February 19, 2019 meeting as amended. J. Peters seconded the motion, which carried unanimously.

M. Fougere noted two letters from Joseph Garruba which were distributed at the beginning of the meeting.

HEARINGS

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 Agriculture Business & R/A Residential Agriculture. Tabled from Feb. 19th.

J. Peters made a motion to remove this application from the agenda. D. Cleveland seconded the motion, which carried unanimously.

M. Fougere explained that a rehearing request was denied by the ZBA for lack of contiguous land area. This has been under review for many months and there may be an appeal.

File PB2019:01 Minor Subdivision of three lots served by a private way, 205 Proctor Hill Road, Map 11 Lot 12, Owner/Applicant Steve Rheaume, Zoned RL Rural Lands. Application Acceptance and Public Hearing. Tabled from Feb. 19th with no hearing.

M. Fougere stated that this item should remained tabled. The applicant needs a site-specific permit and review by the town engineer. M. Fougere recommended removing this application from the agenda if it is not ready for a hearing at the next meeting. Abutters would be re-notified when the application is placed on the agenda again.

File PB2019:03 Site Plan: Proposed site plan for the construction of a sports field behind the Hollis/Brookline High School along with lights, score board, stands and a parking lot. Owner /Applicant: Hollis/Brookline Co-Op School District, 24 Cavalier Court, Zoned Town Center and Historic District. Tabled from Feb. 19th.

38 B. Moseley reported that there was a snowstorm on the date of the site walk for this project. D.
39 Cleveland and M. Hartnett did attend the site walk, accompanied by Tom Dufresne and Rick Kierstead.

40 D. Cleveland said they walked from the high school parking lot westerly through the woods. He said that
41 hundreds, if not thousands, of trees would have to be removed – many of them large. He said the
42 terrain is steep and hilly. A considerable amount of reservoir will be required.

43 M. Fougere said that the northern part is all drainage and parking.

44 M. Hartnett said that the southern end is open, so noise will travel to the abutters.

45 M. Fougere stated that he sent a letter to the School Board Chairman, at the request of the Planning
46 Board. The letter included these recommendations: negotiation with an abutter regarding his easement,
47 evergreens on the southern property line, limitation of noise, relocation of drainage to the north,
48 monitoring of the quality of runoff, and attention to the concerns expressed in a letter from the Beaver
49 Brook Conservation Association. M. Fougere also sent a letter to Rich Mark of the DES regarding
50 drainage. He heard back from Mr. Mark, who said he had received the letter and thanked the Planning
51 Board for sending it. M. Fougere reported that he has received a revised plan of Tighe & Bond which re-
52 directs all drainage to the north and none toward Bear Brook.

53 D. Cleveland reported reading a newspaper report stating that a second artificial playing field proposed
54 for Bedford was defeated. He said that Bedford's town manager told him that a lot of heat is generated
55 by the artificial fields during hot weather.

56 D. Petry asked Mr. Fougere if the School Board had acknowledged his letter to the Chairman.

57 M. Fougere said he had not received acknowledgement.

58 Based on the consensus of the Planning Board members, B. Moseley asked Mr. Fougere to ask for a
59 response.

60 J. Peters made a motion to close the discussion on this item. D. Cleveland seconded the motion, which
61 carried unanimously.

62 **File PB2019:004** Proposed minor subdivision of a 38.4-acre lot into four lots ranging in size from 5.9 to
63 15.7 acres, 43 Farley Road, Map 38 Lot 37, Owner/Applicant Raisanen Homes Elite, LLC, Zoned R & A.
64 Application Acceptance & Public Hearing.

65 M. Fougere stated that this application involves the subdivision of an existing 38.4-acre property,
66 fronting on Farley Road, into four lots. The lots will range in size from 5.8 acres to 15.7 acres. The site
67 topography slopes away from the road; the rear portions of these lots are wet. The existing home on the
68 property will probably be removed. Farley Road is a Scenic Road, requiring a 100-foot setback. The
69 applicant is requesting a waiver from Section V (g), which requires a topographic plan for the entire site.
70 The rear portion of the proposed lots are not able to be developed. M. Fougere added that the applicant
71 has not addressed how they intend to meet the requirements of the Rural Character Ordinance. The
72 staff recommends the noting of a location for stump disposal or the adding a note to the plan stating
73 that all stumps shall be removed from the property. The staff further recommends that the plan shall
74 note the subdivision is on a Scenic Road, which requires a 100-foot front setback. Lots shall conform to

75 all building area requirements and, although Farley Road has overhead utility lines, they should be
76 underground to the houses.

77 D. Cleveland made a motion to accept this application. Ms. Hoffman seconded the motion, which carried
78 unanimously.

79 Chris Guida, a certified wetlands and soil scientist for Fieldstone Land Consultants, PLLC, began his
80 presentation by indicating the location of the proposed lots and by stating that the rear portion of the
81 land is forested wetlands.

82 B. Moseley asked if the existing home would be razed.

83 C. Guida said that it would be razed unless someone wants it. He said that it is an old Cape with a barn.
84 He continued, saying the stump dump would be to the rear along the property line. Regarding rural
85 character, he said that land will be cleared only enough for the driveways. They will leave a well-
86 vegetated buffer.

87 D. Petry asked if there was a line of sight issue.

88 C. Guida responded no, it is good. Only the top half of the homes will be seen.

89 B. Moseley asked if the existing stone walls would be altered.

90 C. Guida responded that they would not.

91 D. Petry asked if Nashua had been notified.

92 M. Fougere said the City of Nashua owns the land beyond the border of this lot.

93 J. Peters asked about the aquifer overlay district and drainage from construction. He said it is also a
94 critical habitat area.

95 C. Guida said that no specific studies have been done, but there are no identifiable vernal pools. There is
96 a small stream, but nothing where the houses will go. He said the test pits were good and have been
97 marked. He noted that the State maps have a large scale.

98 D. Petry asked Mr. Fougere to make sure this is not part of another subdivision which might change the
99 status from minor to major.

100 B. Moseley opened the Public Hearing at 7:32 pm.

101 Rick Bergeron, 29 & 29A Farley Road, stated that he does not approve of this subdivision. The new
102 homes in the area will make it illegal per NH State law for him to use firearms on his property. He said
103 there are deer, turkeys and hawks in the area. He expressed concern about wells drying up.

104 D. Cleveland asked if his was an artisan or a dug well.

105 R. Bergeron said he did not know. He asked about trees being cut.

106 M. Fougere said that the buffer cannot be disturbed.

107 D. Petry said there could be a 'no cut' zone as well.

- 108 Holly Bergeron, 29 & 29A Farley Road, asked about the 100-foot radius from the wetlands.
- 109 C. Guida explained that this is the zone for the well.
- 110 Erik Spahr, 33 Farley Road, asked about the closeness of the driveway for lot three. He said he is
111 concerned because they have young children.
- 112 M. Fougere stated there is no setback for driveways. Backlots require a minimum of 20 feet of frontage.
113 There is a 30-foot visual buffer.
- 114 Peter Baker, Buttonwood Drive, asked what the land owned by the Town of Nashua is like.
- 115 C. Guida said that it is forested wetlands. Nashua owns a Land & Community Heritage Investment
116 Program (LCHIP) funded conservation area.
- 117 B. Moseley closed the Public Hearing at 7:48 pm.
- 118 R. Hardy said the rural character could be maintained via no-cut zones. He said the driveways need more
119 detail because the straight lines are contrary to the topography.
- 120 C. Guida said they would grade them out, no problem.
- 121 M. Fougere requested the front setback be drawn on a 20 scale on a separate sheet.
- 122 R. Hardy said they should schedule a site walk.
- 123 M. Fougere set the date of April 6, 2019 for the Site Walk. It will begin at 9:00 am and C. Guida should be
124 prepared with details on the following items: driveway locations, wetlands buffer, lot lines, 100-foot
125 front setback, and location of wells.
- 126 J. Peters said that a wildlife study is critical.
- 127 D. Cleveland made a motion to continue this application until the April 16, 2019 meeting. J. Peters
128 seconded the motion, which carried unanimously.
- 129 Joseph Garruba, 28 Winchester Drive, said he would like to address the Planning Board regarding
130 ordinances relating to workforce housing.
- 131 B. Moseley said they would be addressing ordinance changes in the fall.
- 132 J. Garruba said this is not the best plan.
- 133 J. Peters made a motion to adjourn at 7:59 pm. C. Hoffman seconded the motion which carried
134 unanimously.

135

136

Respectfully submitted,

137

Kathleen Donnelly

138

Kathleen Donnelly

139

Interim Planning Assistant

140