

HOLLIS PLANNING BOARD MINUTES
June 18, 2019

PLANNING BOARD MEMBERS PRESENT: Doug Cleveland – Vice Chairman, Chet Rogers, Cathy Hoffman, Ben Ming. David Petry, Ex-Officio for the Selectmen. Alternates; Rick Hardy, Matt Hartnett.

ABSENT: Bill Moseley, Jeff Peters, 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 Doug Cleveland. The chairman appointed Matt Hartnett to vote for Jeff Peters.

2. APPROVAL OF PLANNING BOARD MINUTES

Following one correction, C. Hoffman moved to approve the minutes of May 21, 2019. The motion was seconded by C. Rogers and unanimously approved.

3. DISCUSSION AND STAFF BRIEFING

- a. Agenda additions and deletions – None
- b. Committee Reports – None
- c. Staff Report –None
- d. Regional Impact - None
- e. Correspondence – Staff noted correspondence received from J. Garruba dated June 14, 2019.

4. SIGNATURE OF PLANS –

- File PB2019:06 – Site Plan amendment detailing proposed storage buildings 23,000 sq. ft., 9,100 sq. ft. and a 3,000 sq. ft. seasonal housing building. 38 Broad Street. Applicant/owner: Brookdale Farm, Map 24 Lot 2, Zoned A/B Agriculture-business & Historic District. Staff noted that all conditions for this plan have been met with the exception of receipt of State permits. D. Petry moved to authorize signature of plans for File 2019:06 upon receipt of all pending State permits. Motion seconded by C. Rogers and unanimously approved.

5. HEARINGS –

- a. File PB2019:07 Minor Subdivision of an existing 10.9 acre lot into two lots of 5 and 5.9 acres served by a private way. Map 28 Lot 45. Owner: Duymazlar Rev. Trust. Applicant: Laurie Pereault, Esq., 244 Hayden Road. Zoned RL Rural Lands. **Application Acceptance and Public Hearing.** Tabled from May 21, 2019. Planner M. Fougere noted that the plan has been updated relative to the details of the private way. The applicant is asking for a waiver to the driveway standards relative to width; the fire chief is OK with the waiver as long as it remains for only 2 lots. M. Hartnett moved to accept File PB2019:07 for consideration. Motion seconded by C. Hoffman and unanimously approved. C. Foley, Fieldstone Land Consultants, presented plans for a 2-lot subdivision. The existing lot is just under 11 acres with an existing house and 12' paved driveway. A 5.95 acre lot is proposed with a common driveway up to about 400'. Mr. Foley distributed photos showing the driveway and headwalls. There is wetland on the left side of the culvert. There are two culverts; one is plugged and the other is functioning fine. D. Petry: Why is the

culvert plugged? C. Foley: Prior homeowner filled one and installed a new one to get the water across the driveway. The culvert that is plugged is not even close to the ground. D. LaBombard suggested that the upper culvert be taken out. The storm drainage works and shows less volume of runoff than the existing condition. No cut and fill is necessary for the driveway. Final plans will need a PE stamp. An 80 foot section will only be 12 feet instead of 20. D. Petry questioned why the Board should grant the waiver from the 20' requirement down to 12'. What would the impact to the wetland be if the driveway is constructed at 20' all the way? C. Foley. The requirement is 20' hardpack (but not paved) and goal is to stay out of the wetlands. It will be 12' paved and 22' between the headwalls. M. Fougere: Can you get an 18' travelled way across the wetland? D. Petry: This will need to be bonded. R. Hardy: We need a detail plan for that area. D. Petry: Prefer to not grant the waiver and make them come up with a compliant solution. B. Ming: How long is the area in question? C. Foley: 80'. The waiver request is for the existing driveway. D. Petry: Suggest we make them show the detail so they can do it without a waiver; there is no hardship. R. Hardy: Agree – we need a clear answer. M. Fougere: Worst case they will need to get a wetlands permit. The applicant will prepare a detail plan and return to the Board.

The chairman opened the public hearing. There were no comments. D. Petry moved to continue File 2019:07 to the July 16 PB meeting. Motion seconded by C. Hoffman and unanimously approved.

6. OTHER BUSINESS

- A. Request for waiver of site plan for 261 Proctor Hill Road.
Staff has received a request regarding the possibility of waiving site plan review for Vallencourt Concrete to occupy an existing industrial building at 261 Proctor Hill Road. The previous tenant did stitching. Hours of operation are 5:30 am to 7:00 pm and there will be 3 employees. There will be form trucks, but no concrete trucks. Board members agreed that while this is a minor site plan, to be consistent, it would be appropriate to have the applicant come before the Board.

7. ADJOURN

There being no further business, D. Petry moved to go into non-public session per RSA 91A:3:c.2 Reputation. Motion seconded by M. Hartnett and unanimously approved. The regular meeting concluded at 7:34 P.M.

Respectfully submitted,

Virginia Mills