

**HOLLIS PLANNING BOARD MINUTES
DECEMBER 1, 2020
FINAL**

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chairman; Doug Cleveland, Vice Chairman; Jeff Peters, Chet Rogers, Ben Ming, Rick Hardy (Alt); Julie Mook (Alt); Virginia Mills (Alt)

ABSENT: David Petry (Ex-Officio for Select Board)

Julie Mook voting for Matt Hartnett, resigned.

STAFF PRESENT: Mark Fougere - Town Planner, Evan Clements - Assistant Planner

THIS MEETING WAS CONDUCTED VIRTUALLY WITHOUT A PHYSICAL LOCATION IN COMPLIANCE WITH GOVERNOR SUNUNU'S EMERGENCY ORDERS #12, 16 & 17.

1. CALL TO ORDER: 7:02 PM. B. Moseley led the group in the Pledge of Allegiance.

2. APPROVAL OF PLANNING BOARD MINUTES:

a. Approval of October 6, 2020 Meeting Minutes

i. Edits noted that B. Ming was absent from this meeting.

ii. Motioned for approval with edits by J. Peters; Seconded by D. Cleveland – passed

iii. C. Rogers and B. Ming abstained

b. Approval of November 4, 2020 Meeting Minutes

i. E. Clements was concerned that D. Petry's intent was not correctly portrayed in lines 358-361. M. Fougere suggested having D. Petry review and advise. – Tabled until December 15, 2020 meeting.

3. DISCUSSION & STAFF BRIEFING:

a. Agenda Additions and Deletions – none

b. Committee Reports – none

c. Staff Reports – none

d. Regional Impact - none

5. HEARINGS

a. File PB2020:030 – Proposed Final Review: Minor subdivision application of an existing 13.121-acre property into four lots. Map 20 Lot 22 Broad Street, Owner Paul L. Tringoson Rev. Trust, Applicant Steven Vadney, Jr., Zoned R&A. AA: Oct. 20, tabled from Nov. 17th.

B. Moseley noted that public hearing portion of this case has been opened and closed. M. Fougere explained that this hearing was tabled because of concerns over the landscape plan. During a meeting between R. Hardy and Doug Gagne, Landscape Expert, plan was marked up and the following comments were noted. A more specific list of trees and shrubs with fewer options was requested. Increased landscape density facing Broad Street with a less linear look was preferred. The area between Broad Street and the tree line should be maintained as a bi-annually mown field to preserve rural character. R. Hardy noted that the comments noted on the mark up plan are keeping constant with what the Planning Board has requested of previous projects.

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47 Tim Peloquin, Promised Land Survey, representing applicant S. Vadney Jr., submitted a revised
48 plan addressing the Board's comments. T. Peloquin spoke to his revised landscape plan regarding
49 the middle 20-22-2 lot. He is concerned that after modifying the tree line between Broad Street
50 and the house, that the trees are too close to the septic system leach field. He proposed moving
51 the trees closer to the right of way.

52
53 R. Hardy stated that he was unsure where the leach field would eventually be placed and if all test
54 pits were dug, as only one is present on the plan. T. Peloquin confirmed that only one test pit was
55 dug as a suitable leaching field, meeting all state regulations, was found within that area.

56
57 R. Hardy requested a measurement of the proposed distance from the trees to the right of way. T.
58 Peloquin stated that he planned to take the exact configuration of the trees shown and move them
59 5-10 feet closer to, but not in, the right of way. No board members opposed this change.

60
61 T. Peloquin asked that the board to conditionally approve this plan based on the recommendations
62 discussed.

63
64 B. Moseley asked if the property lines pins had been installed. T. Peloquin stated that the pins,
65 house lots and driveways have all been staked. The property line pins will not be installed until
66 the plan is conditionally approved.

67
68 R. Hardy asked if the tree density issue was addressed. M. Fougere said that the tree and shrub
69 count reflected D. Gagne's marked up plan.

70
71 J. Peters noted that the lot on the far west side is in the aquifer and asked if this was addressed.
72 M. Fougere stated that if the septic system were placed in the aquifer, the test pit requirements to
73 seasonal high are greater. J. Peters noted that 75-80% of lot looks to be in the drift aquifer.

74
75 J. Peters inquired about the driveway on the north lot that goes over the wetlands. Has the state
76 got back to the applicant? M. Fougere stated that the applicant agreed to relocate the driveway out
77 of the buffer along Nartoff Rd. T. Peloquin noted that a DES wetland crossing permit has been
78 applied for and is pending.

79
80 M. Fougere reviewed the following conditions noted on the plan:

- 81 • NH DES subdivision approval
- 82 • NH DES wetlands permit for driveway crossing
- 83 • Stump location on west lot
- 84 • Original wetlands stamp
- 85 • All bounds to be set prior to plan recording
- 86 • Landscape plan shall be approved by landscape expert to ensure that they are consistent
- 87 with their recommendations.
- 88 • Landscape will have to be bonded for 3 years
- 89 • Wetland buffer signs must be installed.

90
91 B. Moseley asked the board if they would favor signing the plan conditionally or wait for a final
92 plan. J. Peters would like to wait until final plan for signing due to the list of conditions given. T.

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Peloquin stated that his client is working under deadline and asked for a conditional approval. J. Peters opposed the idea. R. Hardy said that he would give a conditional approval due to the fact that the landscape was completed to D. Gagne's notations. D. Cleveland did not have a problem with a conditional approval. B. Moseley asked if there would be a motion to approve this application.

Motion to approve with conditions. – Motioned by D. Cleveland; seconded by C. Rogers. – Passed. J. Peters opposed.
Approved with stipulations as stated.

b. PB2020:034 – Conceptual Consultation: Proposed minor subdivision of an existing 22.17-acre lot into five lots ranging in size from 2-8.55 acres, 120 Federal Hill Rd, Owner/ Applicant: Federal Hill Properties, LLC., Zoned R&A and Rural. Tabled from Nov. 4.

B. Moseley noted that the Public Hearing has been conducted and closed. M. Fougere explained that this case was tabled due to the Board's concern that the lot shapes were irregular. A new plan was submitted and lays out lots in a more traditional manner with one back lot. The shape and access way to the backlot has changed, moving access to the property away from the abutter, per their request.

The existing "Cleveland" trail has been relocated towards the front of the lots instead of going through the middle of them. Randolph Haight, Meridian Land Services, noted that Amos White has flagged a new trail location. D. Cleveland asked if the trail was considered to be relocated to any other configurations and suggested a site walk of the property.

J. Peters asked if there would be any separation between the road and the trail. R. Haight stated that the trail is 20-30 feet away from road. M. Fougere noted that Federal Hill Rd is a scenic road which has a 100ft set back.

J. Mook asked if trees would have to be removed to complete the rerouting of the trail. R. Haight said that there would be minimal disruption.

R. Haight noted that a driveway profile for the backlot and sight distance measurements for the other proposed driveways were included with the new plans. He noted that all lots have the required 200ft of sight distance.

M. Fougere stated that he would like to have the wetlands marked. He suggested that the applicant meet with the Conservation Commission regarding the wetland crossing of the driveway.

M. Fougere, wishing to keep with the rural character of the Town, stated that maintaining the trees in the setback may be a requirement, then noted that a closer look will be taken during the site walk.

E. Clements questioned the two storm water retention areas for lot 2. He asked if both were necessary. R. Haight said they will not know until the calculations of the water shed are complete.

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He said that the retention pond on the south side of the driveway may be moved to the north side due to the sloping of the land.

D. Cleveland asked if there would be a culvert installed for the wetland crossing. R. Haight stated that he will not have an answer for that until the calculations of the water shed are completed.

B. Moseley asked if there was a motion to move this plan to design review.

Motion to move plan to Design Review. - Motioned by J. Peters; seconded by D. Cleveland.
Passed unanimously

Site walk was scheduled for Saturday, December 5th, 2020 at 9am.

J. Mook asked that the driveways be marked prior to site walk.

6. OTHER BUSINESS:

M. Fougere stated that he received notes from D. Petry regarding the potential zoning changes. He suggested that since D. Petry is absent from this meeting that discussion be postponed to the December 15th meeting. The board agreed.

M Fougere said that Mike Vignale, Town Engineer has been tasked to draft drainage regulations which are expected before the first of January.

M. Fougere stated that three board approved zoning changes, concerning signs, aquifers and senior housing, will go to public hearing at the next meeting on December 15th.

C. Rogers asked who determines what is economically viable.

7. ADJOURNMENT:

Motion to adjourn – Motioned by J. Peters; seconded by C. Rogers. Passed unanimously.
Meeting adjourned 8:01pm.