



Town of Hollis

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HOLLIS PLANNING BOARD SITE WALK MINUTES
October 28, 2023 – 8:30 AM Meeting – Dow Road

DRAFT

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; David Petry Ex-Officio, Virginia Mills, Rick Hardy, Julie Mook, Mike Leavitt

ABSENT: Chet Rogers, Jeff Peters, Benjamin Ming

STAFF: Kevin Anderson, Town Planner

WEATHER: Sunny & Clear, 64°F

File PB2023-014 – Subdivision Plan Amendment: Applicant is proposing an individual driveway to his home where a shared driveway (between lots 13/68-10 & 11) was approved by the Planning Board in 2006 (case# 2671) Owners & Applicants: Michael & Melissa Binette, Map 13 Lots 68-10, Zoned: Residential & Agricultural (RA).

Owner applicant present: Michael Binette

Abutters Present: Charles and Kacy Morgan

CALL TO ORDER – 8:32 AM.

The Planning Board convened at the proposed driveway entrance gate of lot 13/68-10 to conduct a site walk for the proposed twelve lot subdivision.

Chair Bill Moseley reviewed the procedural rules regarding site walks; specifically, that a site walk is a public meeting and the public is welcome to attend, but no public input is allowed.

Parcel owner M. Binette gave a brief overview of the site and described where the house, garage, septic and driveway are proposed to be built.

Comments regarding the location of the shared driveway were discussed between the board and the applicant. Reasons the shared driveway was not appropriate for this site such as length of driveway, sharp turn required to access, avoidance of the septic location and drainage flow patterns were discussed and acknowledge by the board.

Discussion continued at the proposed driveway location. Features pointed out by the board included the existing tree and hedgerow along Dow Road which provides screening of the proposed house. The drainage flow from the road was discussed, abutter Kacy Morgan pointed out her concerns about water drainage that affects her lot across the street. She voiced her concern that this driveway relocation may affect her lot.

K. Anderson acknowledged her concern and stated he would look further into the flow patterns and provide a

determination for the board on if this relocation will affect her lot.

Further discussion on the existing trees and hedgerow was made by R. Hardy. He pointed out that the intent of the Planning Board back when the original subdivision was approved was to keep the hedgerow and trees to screen the houses from the view from Dow Road.

Owner M. Binette voiced his intent to keep the trees and hedgerow. He is planning on located the driveway between two oak trees, therefore no large trees will need to be cut and the hedgerow will be preserved.

B. Moseley thanked everyone for attending the site visit.

The Chair called the meeting.

ADJOURN – 8:53 AM

Respectfully submitted,
Kevin Anderson, PE - Town Planner