

**HOLLIS PLANNING BOARD
SITE WALK NOTES
SATURDAY, NOVEMBER 10, 2018**

FINAL

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; Chet Rogers, Rick Hardy, Cathy Hoffman, Doug Cleveland, Jeff Peters, David Petry, Ex-Officio for the Selectmen. **CONSERVATION COMMISSION MEMBERS PRESENT:** Tom Dufresne, Chair.

STAFF: Mark Fougere, Planner; Virginia Mills, Planning Secretary.

TIME: 8:40 am

WEATHER: Cloudy, drizzle, upper 40's

This was the second of four site walks held on Saturday, Nov, 10, 2018.

FILE #2018-20: Conceptual Consultation – Proposed minor subdivision of four lots, two served by a private way. Owner/Applicant: Tom & Kim Lawlor, 140 Pepperell Road, Map 3 Lot 36. Zoned R/A Residential-Agricultural. Tabled from Oct. 16.

Also Present: Tom & Kim Lawlor, Applicants; Kevin Anderson, Meridian Land Services.

Project Engineer Kevin Anderson stated that, in full disclosure, he is a friend and neighbor of the Lawlors. He noted that this is a subdivision is for family members, initially to provide house lots for two of the Lawlor children and to maintain a remainder lot. One lot has an existing home. The total site area is approx. 20 acres. Mr. Anderson will be requesting a waiver for a driveway to serve four lots. The site is heavily wooded and no additional landscaping is needed to meet the rural character ordinance. Additionally, all homes are set well back and will not be visible from the road. The house on Lot 2 will be located so as to avoid the wetland buffer. Lot 1 will not be developed at this time, and will allow a portion of the site to remain in current use. K. Anderson pointed out an impressive pignut hickory tree, which is the largest of this species in the State of NH. This tree will not be disturbed by the development. A State DOT permit will be required for the driveway.

The Planning Board agreed at the October meeting that the applicant could proceed directly to final application.

The site walk concluded at approximately 9:05 AM.

Respectfully submitted,

Virginia Mills
Interim Planning Secretary

