

**HOLLIS PLANNING BOARD
SITE WALK NOTES
FRIDAY, July 16, 2021
Final**

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; David Petry, Ex-Officio

STAFF: Mark Fougere, Town Planner; Evan J. Clements, Assistant Planner.

TIME: 10:05 AM

WEATHER: Overcast, 80°F

The Planning Board convened on Friday July 16, 2021 at 10:05 AM to conduct a site walk for the proposed site plan for a 50 unit Housing for Older Person project located at 365 Silver Lake Road.

File PB2020:024 – Design Review: Proposed site plan/subdivision for the development of a 50 unit Housing for Older Persons development on a 36.09 acre property, Map 41 Lots 25, 28 & 44, 365 Silver Lake Road, Applicant: Fieldstone, Owner: Raisanen Homes Elite, LLC, Zoned R&A

Also Present: Richard Radwanski, NHDOT District 5 Engineer; Tom Raisanen, applicant's representative; Russell Lawson, resident abutter

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.

M. Fougere discussed where the proposed curb cut is located.

R. Radwanski stated that there was no need to line up the new proposed road with Toddy Brook Road. He noted that it would make more sense to push the proposed curb cut farther north away from Toddy Brook Road. He added that 400' of sight distance would be required in each direction for the proposed curb cut. If 400' of site distance was not achievable then the proposed curb cut would need to be placed in the best location possible. This type of development not having 400' of sight distance was not cause to deny the driveway permit.

D. Cleveland raised a concern that the Board had related to the traffic speed on Silver Lake Road and noted that vehicles travel at 45mph-50mph.

R. Radwanski stated that people drive at the speed they feel comfortable. Speed limits are set in part based on the 80th percentile of the speed of users on the road. He cautioned that if a speed study was conducted there was an equal chance that the speed limit could be increased on the road as much as decreased.

D. Petry asked if NHDOT would consider limiting the number of daily trips allowed for the proposed project due to the increased traffic volume on Silver Lake Road caused by the proposed project. This would result in reducing the number of allowed units in the proposed project.

R. Radwanski stated that a 55 and older residential development was considered a low traffic impact development and NHDOT would not restrict the number of trips. He added that this proposal was not at the scale of say, a Walmart, where the use could significantly impact traffic volume.

D. Petry noted that he wants to see an independent traffic and speed study for the proposed project.

R. Radwanski noted that the proposed project would not affect existing traffic volumes and patterns on Silver Lake Road.

M. Fougere noted that the Board could request a speed study be conducted and NRPC could be involved to do a traffic study.

D. Cleveland brought up a concern related to the stopping sight distance for vehicles making a left turn into the site.

The site walk concluded at approx. 10:35 AM.

Respectfully submitted,

Evan J. Clements
Assistant Planner