

**HOLLIS PLANNING BOARD
SITE WALK NOTES
SATURDAY, AUGUST 15, 2020
Final**

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; Matthew Hartnett, Jeff Peters, Rick Hardy, Julie Mook

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

TIME: 8:30 am

WEATHER: Cloudy, 65°F

The Planning Board convened on Saturday, August 15, 2020 at 8:30 am to conduct a site walk for the proposed 4-lot subdivision located at 4 Spaulding Lane.

File PB2020:009 – Design Review - Proposed minor subdivision of an existing 13.4 acre property into four lots, two of which will be back lots served by a private way. 4 Spaulding Lane, Map 8 Lot 48, Applicant & Owner: Etchstone Properties, Inc., Zoned R&A.

Also Present: Jim Petropulos, Haner Swanson; David Petropulos, Etchstone Properties; Gary Flaherty; Land Use Consultant, Jaron Slattery, Kevin Anderson, Karen Squires, Jim Squires.

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.

J. Petropulos began by discussing the proposal and noted that there was 700' of frontage along Spaulding Lane. He indicated the location of the common drive that would provide access to the two back lots.

J. Peters noted that there were some significant trees that would have to be removed to accommodate the driveway and asked if there was any way to save them.

M. Fougere noted that the location of the curb cut was set by the location of the farmer's path and crossing that the driveway was aiming for. He asked if the three new lots could be accessed by the common drive and reduce the total new curb cuts from two to one.

J. Petropulos noted that they could protect the existing landscaping along the frontage of the proposed subdivision to preserve rural character.

J. Peters asked about the distance between the proposed house location on lot 48-3 and 48-1.

J. Petropulos stated that it was approximately 600'.

R. Hardy suggested an easement or no cut buffer along Spaulding Lane.

J. Petropulos noted that the subject property was part of a 20 acre watershed starting at NH 122.

J. Peters asked about the wetland crossing and impacts to the wetland.

J. Petropulos stated that they have received both Conservation Commission and State approval.

B. Moseley asked about the potential drainage contribution from the subject property to Eastman Lane.

J. Petropulos stated that they intend to control run off from driveways and roof tops and that a drainage study will be conducted. He noted that the test pits were moderately well drained and pretty good for Hollis. He also noted that Lot 48-2 is a flat field with some wetlands near the rear property line.

G. Flaherty added that the lot was not wet, it appeared as if the farmers had graded the lot well so the drainage was effective.

B. Moseley asked if there would be little to no water impact on Eastman Lane.

J. Petropulos believed that to be correct.

The site walk concluded at approx. 9:15 AM.

Respectfully submitted,

Evan J. Clements
Assistant Planner