

**HOLLIS PLANNING BOARD
SITE WALK NOTES
SATURDAY, November 6, 2021
Final**

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

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

TIME: 9:05 AM

WEATHER: Clear & sunny, 30°F

The Planning Board convened on Saturday November 6, 2021 at 9:05 AM to conduct a site walk for the proposed ground mount solar system located at 91 North Pepperell Road.

File PB2021:021 – Proposed site plan for a ground mounted solar system with the installation of two 41 foot by 14 foot solar arrays on a 19.1 acre residential lot, 91 North Pepperell Road, Applicant: Revision Energy, Owner Laura Gargas 2005 Rev Trust, Map 7 Lot 48. Zoned R&A.

Also Present: Tom Dufresne, Conservation Commission Chair; Heather Iworsky, ReVision Energy; John & Laura Gargas; property owners.

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. Gargas began by pointing out the property lines for the lot and orienting the Planning Board to the area. He noted that his property has the responsibility of managing the beaver pond and has the right to reduce the pond to 1985 levels. He stated that currently the pond was much larger than that but could reduce the pond size if necessary.

R. Hardy & J. Peters discussed the levels of the beaver pond and noted that the proposed location for the solar array was pretty wet.

K. Anderson noted his concern regarding the Planning Board's authority to act on this project since the proposed location is most likely a wetland and would therefore be the State's jurisdiction.

J. Gargas stated that he could reduce the pond level to remove the wetland.

M. Fougere & K. Anderson explained that it would be more complicated than just reducing the beaver pond levels and recommended that H. Iworsky contact DES to discuss the potential wetland impact and if the project would need a State Wetland Permit.

R. Hardy & M. Fougere raised a concern that local zoning may prohibit placing a structure in a wetland. ZBA action may be required for this proposal to move forward.

Discussion continued with a result that staff would come up with answers to local zoning and DES involvement for the Planning Board meeting on November 16, 2021. It was determined that landscaping screening would not be necessary for this proposal.

The site walk concluded at approx. 9:35 AM.

Respectfully submitted,
Evan J. Clements
Assistant Planner