

**HOLLIS PLANNING BOARD  
SITE WALK NOTES  
SATURDAY, December 4, 2021  
Final**

**PLANNING BOARD MEMBERS PRESENT:** Bill Moseley, Chair; Doug Cleveland, Vice Chair; David Petry, Ex-Officio for the Selectmen; Chet Rogers, Kevin Anderson, Virginia

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

**TIME:** 9:55 AM

**WEATHER:** Cloudy, 32°F

The Planning Board convened on Saturday December 4, 2021 at 9:55 AM to conduct a site walk for the proposed conversion of an existing 41.16 acre gravel pit into a major subdivision.

**File PB2021:024** – Proposed conversion of an existing 41.16 acre gravel pit on Depot & Rideout Road into a Major Subdivision with residential building lots and either a conventional or HOSPD design layout, Owner: Douglas A. Orde, Applicant: CFC Development, Map 9 Lots 47, 48, & 51, Zoned R & A and Recreation.

**Also Present:** Rob Boggis, Fire Chief; Tom Carr, Meridian Land Services; Tom Cook, CDC Development, Matt Ciardelli, CDC Development; 9 residents.

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.

T. Carr began the site walk by discussing the existing topographic information is outdated and a new topographic survey would need to be conducted. He also discussed potential floodplain impacts and the different proposed designs of conventional or HOSPD subdivision layout.

B. Moseley asked about flowage rights of the dam upstream on the properties adjacent to the river.

T. Carr responded that they were still researching the issue.

T. Carr and the Board discussed the proposed layouts of a regulation sized cul-de-sac and a potentially smaller designed cul-de-sac.

Septic locations were discussed.

T. Carr noted that the closest a septic system could be to the river was 125' due to soil conditions. He also noted that the 100' wetland buffer also would prevent a septic system from being close to the river.

M. Fougere discussed shoreland tree score and other aspects of the State's Shoreland Protection Regulations.

General discussion of flood plain on the subject property versus the golf course across the river.

Discussed potential through road location out to Rideout road.

The site walk concluded at approx. 10:50 AM.

Respectfully submitted,  
Evan J. Clements, AICP Candidate  
Assistant Planner