

**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: 10:00 AM

WEATHER: Cloudy, windy, lower 40's

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

FILE #2018-22: Conceptual Consultation – Site Plan outlining the proposed construction of 30 units of detached housing for Older Persons, Hollis Springs Active Adult Community. Owner/Applicant: James Prieto, James Seely, 436 SLR, LLC & Silver Lake Flea Market, LLC, Map 46, Lots 6 & 10, Map 45 Lot 51, 436-436A-441-445-447-449 Silver Lake Road. Zoned A/B Agriculture and Business & RA Residential and Agricultural. Tabled from Oct. 16.

Also Present: Robert Baskerville, Bedford Design Consultants; several abutters.

R. Baskerville pointed out the existing granite fence at the entrance, which will stay, and several existing structures, which will all be demolished except for one existing house. With respect to water, the applicant will need a letter from the town to Pennichuck stating that the Town of Hollis has no objection to Pennichuck water being brought to the site. D. Petry stated that this will need further discussion. The alternative is private wells. Each house will have it's own septic tank with several houses sharing a septic field. R. Hardy expressed concern about nitrate loading from the septic systems; the site is in the Aquifer Protection Overlay Zone and the soils are very well drained. He suggested that the Planning Board may want to require a study to evaluate this.

There was a discussion of access. Because Rt. 122 is a State Road, the NHDOT will decide on the location of the access to the site as well as pedestrian crossings. The existing 4-5 entrances will be closed. All demolition material will be trucked offsite, but stumps may be buried on-site. Any pavement in the wetland buffer will be removed. Some of the small pines will be maintained, but the large trees will be removed. Utilities will be underground and there will be a clubhouse or pavilion.

R. Baskerville noted that if Pennichuck Water is brought in, all units could go on one side of the road, with some duplexes to the rear of the property. R. Hardy discussed the challenges with meeting the requirements of the Rural Character Ordinance when the homes are so close to the road. He suggested they look into putting more homes on the smaller lot. Board members agreed that the major issues are the upcoming ZBA rehearing and whether or not Pennichuck water will be brought to the site.

The site walk concluded at approximately 10:40 am.

Respectfully submitted,

Virginia Mills
Interim Planning Secretary

