

**HOLLIS PLANNING BOARD
SITE WALK NOTES
SATURDAY, DECEMBER 7, 2019
FINAL**

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; Jeff Peters,

STAFF: Mark Fougere, Planner; Evan J. Clements, Assistant Planner; Todd Croteau, Director of Public Works

TIME: 8:10 am

WEATHER: Sunny, clear sky, 10°F

The Planning Board convened on Saturday, December 7, 2019 at 8:10 am to conduct a site walk of the property located at Worcester & N. Pepperell Road

File PB2019:21 Proposed Design Review subdivision application of an existing 17.75 acre property into five frontage lots, Map 2 Lot 44, North Pepperell Road & Worcester Road, Owner/Applicant: Kathleen & Hans Olson, Zoned R&A Residential & Agriculture.

Also Present: Tom Carr, Meridian Land Services; Hans Olson, Applicant; Rich & Julia MacDounagh, Tom Cook

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 discussed the layout of the proposed parcels with frontage along Worcester Road and noted the stakes showing the proposed location of the driveways. He noted that due to terrain features and proximity to existing driveways, they were considering changing the location of the driveways. Sight lines were also a concern.

Drainage concerns were brought up by various Board members. T. Croteau stated that the driveways would need to be back sloped to prevent water from flowing onto the street. He also noted that a swale along Worcester Road would need to be installed to help with drainage.

T. Carr noted that there is a small parcel by the intersection of Worcester and N. Pepperell that is a wellhead for 86 Worcester. The proposed location of the fire cistern is located near the wellhead parcel. T. Carr noted that the current proposed location of the fire cistern would have significant visual impact to 83 Worcester Road, the MacDounagh property. He proposed moving the cistern around the corner onto N. Pepperell Road and south down the road away from the intersection.

B. Mosley asked about trails to the existing pond on a property that is adjacent to the proposed subdivision. T. Carr stated that he thought the pond was exclusively on the subject property but is actually on multiple properties.

M. Fougere asked about including some kind of tree cutting buffer or easement along the property. T. Carr agreed and noted that they will be including landscaping to help screen the development.

B. Mosley inquired about how the three houses along Worcester would be aligned. T. Carr stated that the front lines of the three buildings would be roughly in line with each other.

The site walk concluded at approx. 9:00 AM.

Respectfully submitted,

Evan J. Clements
Assistant Planner