

**HOLLIS PLANNING BOARD
SITE WALK NOTES
SATURDAY, JUNE 13, 2020
Final**

PLANNING BOARD MEMBERS PRESENT: Bill Moseley, Chair; Doug Cleveland, Vice Chair; Matthew Hartnett, Jeff Peters, Rick Hardy, Julie Mook, David Petry, Ex-Officio for the Selectmen,

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

TIME: 9:00 am

WEATHER: Bright and sunny, 65°F

The Planning Board convened on Saturday, June 13, 2020 at 9:00 am to conduct a site walk for the proposed Olson subdivision located at the corner of Worcester Road and North 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; Tom Dufresne, Conservation Commission Chair; Hans and Fredirika Olson, Julia MacDounagh, Josey Mac Millian, Paul Edmonds, Chad Muller, Mark Hyde, Jessica Palmers, Mike Thomson, Len Pendersant and others. 29 attendees total.

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 by discussing the changes to the subdivision design that are shown on the submitted plans dated January 21, 2020. These include updates to the wetland buffers and driveway locations.

J. Peters asked about clearing on lot 2-44. T. Carr responded by saying that he anticipates minimal clearing will be conducted and that it will be mainly to install the septic system.

E. Clements asked about the final grade of lot 2-44-2. T. Carr responded that the foundation drain will dictate the final grade of the lot more than the leach field. He also noted that there will be a drainage easement on this lot that flows south. The majority of the run off for the site will be directed to this lot due to current flows and the existing topography.

M. Fougere noted that the wetland on lot 2-44-3 had been plowed through and farmed.

T. Carr stated that since the wetland on lot 2-44-3 is not a vernal pool the Hollis Conservation Commission would be in support of a minor wetland impact. Drainage will be directed away from the wetland.

Tree clearing will be required on lot 2-44-4 and there was discussion on limiting the amount of clearing that would be allowed.

It was suggested that a driveway easement be pursued to access lot 2-44-4 from Deer Run. T. Carr stated that they would contact the property owner of the spite strip and see what happens.

The idea of having a single common drive for the three lots that front Worcester Road was discussed. Moving the driveway for lot 2-44-3 to preserve a cluster of trees along North Pepperell was also discussed.

The site walk concluded at approx. 10:25 AM.

Respectfully submitted,

Evan J. Clements
Assistant Planner