



Town of Hollis

STAFF REPORT

7 Monument Square
 Hollis, NH 03049
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MEETING DATE: 05/19/2020	APPLICANTS: Runnells Bridge Realty Trust	APPLICATION TYPE: Site Plan Design Review – Mirror Layout
APPLICATION NO: PB2020-001	APPLICANT'S REP: Jason Hill	REVIEWED BY: Mark J. Fougere, AICP

EXECUTIVE OVERVIEW:

The proposal is to merge three lots into a single parcel and create a mixed use development with the construction of two buildings. The Conceptual Review proposal called for the merging of the northern two parcels, however, in order to meet impervious surface lot coverage restrictions the applicant plans to purchase and utilize the third parcel as well. The site development as proposed will remain on the northern two parcels. The lots are located on the south side on Runnells Bridge Road, approximately 315 feet southwest of the intersection with Depot Road.

The north building will operate as a 4,500 SF gas station with 10 pumps, a convenience store, a Dunkin Donuts (-drive-thru), and an apartment dwelling unit above the convenience store. In tandem with the drive-thru is a by-pass lane that allows for complete circulation around the building.

The south building will be a 8,000 SF dry goods retail use. The proposal includes a loading dock, and a two-way circulation drive around the building. Both buildings will share a common access drive from Runnells Bridge Road. The current proposal shows a full access approach with a separate right turn lane for egress.

After receiving additional comments from NHDOT, the applicant has been required to move the driveway to the western property line. The design for the site has stayed fundamentally the same, however, the lot has been mirrored to accommodate the new location of the driveway.

BACKGROUND

Location: 82 RUNNELLS BRIDGE RD
Area: 4.2
Zoning: Commercial
Land Use:
Access:
Wetlands: N/A
Slope: N/A
Aquifer: No

Flood Zone: No

Issues:

- All of the turn movements that were right turns have now become left turns. This will require additional traffic flow design to allow for smooth traffic circulation through the site.
- The proposed location of the drive-thru lane and ordering kiosk have the potential to cause nuisance to the easterly abutter.
- Proposed improvements in the Pinola Drive R.O.W. have increased.
- The proposed dumpster enclosure on the east property line has the potential to cause nuisance to the easterly abutter.
- A proposed catch basin on the east property line seems to be in an ineffective location and needs to be clarified.
- Light pollution from illuminating the drive-thru operation has the potential to cause nuisance to the easterly abutter.

STAFF RECOMMENDATION

- The center drive aisle should be designated one way with traffic flowing east to the drive-thru. Exiting traffic should be directed through the drive-thru by pass lane and the lane around the dry goods retail building.
- The location of the ordering kiosk should be moved away from the property line. A voice to text system should be considered to reduce the noise caused by the ordering process.
- The dumpster enclosure on the east property line should be move south so it is no longer parallel with the single family residence on the abutter's property.
- A solid privacy fence should be installed along the east property line.
- Lighting fixtures along the east property line should be short and focused towards the ground.