



PLANNING BOARD

BOARD MEMBERS:

CHRISTOPHER ROY, CHAIR
FAITH PLUMMER, VICE CHAIR
VICTOR F. KIRMES
RITA PERRON
PATRICK LAWLER
VACANCY
VACANCY

Minutes of Planning Board Meeting 8 April 2015

Call to Order: The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM at the Community Building by Chairman Chris Roy.

Roll Call: Christopher Roy, Faith Plummer, Victor Kirmes, Rita Perron, Patrick Lawler, CEO Peter Gordon, Secretary Martha Turner.

Review of Minutes: Minutes of the February 23 meeting were discussed and approved as presented. There are no minutes from March, as both meetings were workshops only.

Correspondence: Letter from Board of Appeals chairman, regarding proposed changes to the Hollis Zoning Ordinance. This item was tabled, to allow time for public hearings, and will be prepared for inclusion in the November 2015 town warrant.

CEO Report: Mr. Gordon reported that the eelway proposed for Bar Mills Hydro has been approved by the Saco River Corridor Commission, and is expected to be constructed this summer. It will be an auger type of device with a very small profile, set on a small pad below the water line, and will be barely visible from the road.

Old Business: Changes to Hollis Growth Ordinance – tabled.

New Business: Two proposed cluster subdivisions, presented by William Thompson, of BH2M Engineers, representing the developer, Van Hertel.

Map 4 Lot 1: A proposed 10-lot cluster subdivision to be named Clark Farms Estates, at the intersection of Sarah Vaughn Road and Hollis Road (Route 202). In order to minimize curb cuts on Route 202, the plan includes six lots with driveways on Sarah Vaughn Road, and four lots to be located on a private way off Route 202, directly across from Darbick Terrace. A homeowner's association would be created to provide any necessary maintenance for the open space (such as downed trees), as well as for maintenance and plowing of the right of way. The gradient is away from Route 202, and a berm with a gravel area for drainage would be created at the turnaround. Discussion of a roundabout vs. a hammerhead.

Each lot will be over 40,000 sq ft, with open space of 15 acres to be left in its natural state. The total parcel of land is 25.29 acres, so the open space of 15 acres is adequate. The soil is very sandy and gravelly with no wetlands. Each lot will have its own septic system and drilled well.

Two waivers are requested, for high intensity soil survey and hydrogeologic study. The CEO concurs that the soils in the area are adequate, and those two waivers can be granted.

Map 6 Lot 6: A proposed cluster subdivision to be named Warren Farms Estates, to include a total of eight lots, with three lots having driveways off the unpaved portion of Mansion Road, and five lots with driveways off Deerwander Road. The total parcel is 18.78 acres. On the preliminary plan presented tonight, there is less than the 50% open space required by the Comprehensive Plan. Mr. Thompson noted that it would be possible to shrink Lot 1 (the largest lot) sufficiently to provide adequate open space.

Board members expressed concern regarding the location of five new driveways on that portion of Deerwander Road, which is near a very sharp corner, whether the sight distances are adequate. The Hollis Road Commissioner will be contacted for his input. The developer agreed to have all the proposed lots and driveways staked out before the site walks take place. There are wetlands and a stream in this area, as well as documented wildlife crossing areas. Board members expressed concerns about minimizing the impact on these areas. The Hollis Conservation Commission will be consulted. Beginning with Habitat maps will also be consulted.

All driveways in both subdivisions would be paved. In response to questions from the Board, Mr. Williamson replied that he did not know at this time whether any of these lots would fall under the affordable housing category. He anticipates that the lots would be sold as is, with the purchasers building their own homes, rather than selling packages or building spec houses.

Discussion followed regarding requiring individual sprinkler systems in each building vs. installation of fire tanks, for both subdivisions. The Hollis Fire Chief will be consulted regarding these options.

Public Comment: None

Next Meeting: The next meeting of the Planning Board will be at 7:00 PM on Wednesday, April 22, at the Hollis Community Center. The site walks for both subdivisions are scheduled for Saturday, May 2. Both public hearings are scheduled for Wednesday, May 13.

Adjourn: The meeting was adjourned at 8:35 PM.

Minutes Submitted by Martha Turner, Secretary
Approved 4-22-15