

BOARD OF SELECTMEN'S MEETING

Selectmen present: Mark Le Doux, David Petry, Frank Cadwell and Peter Band
Selectmen absent: Vahrij Manoukian
Staff present: Kim Galipeau, Town Administrator; Deb Padykula, Financial Officer, Paul Armstrong, Camera Operator.

COMMUNITY ROOM

Mark Le Doux convened the February 8, 2016, Selectmen's meeting at 7:00 PM in the Town Hall Community Room.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited

A moment of silence was taken for Vahrij Manoukian's mother, Anouch Manoukian who passed on February 2, 2016.

AGENDA REVIEW

Chairman Le Doux reviewed the Selectmen's agenda.

ADMINISTRATIVE BUSINESS**1. Assessing****Notice of Intent to Cut Wood or Timber**

Operation #	MBLU	Owner	Acres Location
15-223-19	002-054-002	Ducal Development LLC	14 Franklins Way

This is for a house lot conversion, but as the estimated amount of timber to be cut is over the 10,000 MBF exempted by law, an Intent to Cut is required to be filed.

15-223-20	023-055, 023-056, Conservation Commission 055-005, 055-008, 055-009, 055-010	Rocky Pond & Winding Valley Rds
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The HCC is having Craig Birch conduct a selective cut on land behind the Elementary Schools, in keeping with management plans for the area. A signed contract is on file, and is attached to the Intent to Cut.

MOVED by Peter Band, seconded by David Petry that the Selectmen approve the Notice of Intent to Cut Wood or Timber, as presented. Voting in favor of the motion were Le Doux, Cadwell, Petry, and Band. No one was opposed. The motion PASSED 4-0-0.

2. Approval of Warrants**a. Wages - 1/28/2016 (\$149,393.93)**

MOVED by Frank Cadwell, seconded by David Petry that the Selectmen approve the wages, as submitted. Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The motion PASSED 4-0-0.

b. Accounts Payable - 1/28/2016 (\$1,625,839.43)

MOVED by Frank Cadwell, seconded by David Petry that the Selectmen approve the accounts payable warrant, as submitted. Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The motion PASSED 4-0-0.

c. Benefit Strategies - 1/28/2016 (\$11,488.26)

MOVED by Frank Cadwell, seconded by David Petry that the Selectmen approve the benefits warrant, as submitted. Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The motion PASSED 4-0-0.

3. Approval Public Minutes 1/25/2016

MOVED by David Petry seconded by Peter Band that the Selectmen approve the public minutes of Monday, January 25, 2016 as submitted. Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The motion PASSED 4-0-0.

4. Approval Non Public Minutes 1/25/2016

MOVED by David Petry seconded by Frank Cadwell that the Selectmen approve the NON-public minutes of Monday, January 25, 2016 as submitted, and to keep them sealed. Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. Frank Cadwell abstained. The motion PASSED 4-0-0.

5. Weekly Meetings and Announcements

Mark Le Doux announced the board and committee meetings and announcements for the week of February 7, 2016 – February 13, 2016.

LAND ACQUISITION BOND PUBLIC HEARING

Chairman Le Doux opened the Bond Public Hearing at 7:07 PM, explaining the purpose of the hearing was to discuss and gather input pertaining to appropriating funds at Town Meeting, through the sale of bonds or notes, in order to fund one or more potential land acquisitions. Three parcels of land have been brought to the Board of Selectmen for consideration, by two groups. The Land Protection Study Committee will be bringing forth two parcels of land and the Conservation Commission will be bringing forth one parcel.

Chairman Le Doux explained that the town has about \$900,000 of principal and interest payments that are coming off of the tax role in 2018 and 2019. He stated that there are three general attributes to effective financing. Those attributes include obtaining funds when you don't need them, paying less than the inflation rate and trying to secure municipal bonds, when possible. In the past the undesignated fund balance was utilized to provide level tax rates to the community. The reserve has since been built back up to approximately \$3 million. In addition, the town's bond rating was increased to AA2 status.

1. BIRCH HILL PROPERTIES

Paul Edmunds, Chair of the Land Protection Study Committee, reviewed results from the town survey showing that rural lifestyle and preservation of natural resources are important to 80-90% of those who completed the survey. P. Edmunds noted that the land comprises 354 acres in the northwest corner of town and is appraised at \$2.875 million. The warrant article for this property requests a maximum cost of \$2.25 million. P. Edmunds listed the types of recreational activities for which the land could be used. Overnight camping, camp fires, and ATVs will not be permitted. Sherry Wyskiel, Chair of the Hollis Trails Committee, described the trail system and diverse wildlife within the property. P. Edmunds stated that the town would place a conservation easement on the land, which would be monitored and enforced by the Society of the Protection of New Hampshire Forests.

99 It would be managed through the Hollis Forest Committee, Hollis Trails Committee, and Hollis
100 Conservation Committee. P. Edmunds stated that preserving the land would avoid a minimum of 60
101 new homes, which would yield significant savings in town operational costs. Assuming a 2.56%
102 interest rate, the tax impact on a \$350K home would be \$62.91/year and on a \$400K home
103 \$71.89/year.

104
105 Christopher Naughton (Toddy Brook Rd.) stated his support for the article.
106

107 Tom Gehan clarified there would be no tax impact in 2016 as the bond payments would not
108 commence until 2017. He stated the annual cost of the bond for Birch Hill would be \$215K annually,
109 which amounts to \$71.53/year on a \$400K home. Regarding the Rocky Pond and Stefanowicz
110 properties, T. Gehan stated the annual cost of the bonds, beginning in 2017, would be \$243.7K *each*
111 annually, which amounts to \$81.07/year *each* on a \$400K home. T. Gehan stated there is currently no
112 bonded debt in the Hollis School District and that COOP debt will drop off in 2018-2019. He stated
113 that the annual cost of all three land acquisitions would be \$702K. This would increase the annual tax
114 rate by \$0.58/\$1,000 and cost a \$400K home \$3.5K over the 15 year life of the bonds. T. Gehan
115 reviewed regional conservation rates and stated that all three articles would increase the number of
116 acres conserved in Hollis by 3% to 32% of total town acres. He stated that other costs to be
117 considered are the donation of the Farley Building, the Hollis School District heating system study,
118 COOP apportionment, the SAU Building, and employee health benefit increases. T. Gehan expressed
119 reservations regarding P. Edmunds assertion that avoiding the development of 60 homes would save
120 the town money because while the town population has increased 10% student enrollment has
121 decreased 25% over the same period.
122

123 Tom Davies (Forest View Dr.) member of Hollis Conservation Commission and Hollis Trails
124 Committee, said that high levels of conservation increase housing scarcity and drive up
125 property/home values. T. Davies stated his support of the articles.
126

127 Chris Hyde stated that the articles are being funded over 15 years (as opposed to 30 years) because
128 interest rates are low. M. Le Doux added that if donation funds are raised and used to prepay the
129 bonds there will be no penalty.
130

131 Tony Stanizzi (Pine Hill Rd.) stated his support for the article. He suggested an analysis be done on
132 town operational costs beyond the 15 year bond issue. He asked who was financing the bond. M. Le
133 Doux replied Century Bank.
134

135 Harriet Frank (Rideout Rd.) stated support for the article for herself and members of the Hollis Area
136 Equestrians.
137

138 Doug Sadler (Irene Dr.) president of the Hollis Nor'easters Club, stated support for the article.
139

140 John Lavoie (Silver Lake Rd.) stated support for the article.
141

142 Jeff Peters (Deacon Lane) trail administrator for Hollis Nor'easters Club, stated support for the
143 article.
144

145 Kathryn Dickau (Rocky Pond Rd.) stated support for the article. She asked if Beaver Brook would be
146 interested in managing the land. M. Le Doux explained that the town would need to first purchase the

property and then encumber it with a conservation easement to be administered by an accredited third party.

M. Le Doux closed public comment on Birch Hill at 8:07PM.

2. ROCKY POND PROPERTIES

Dr. David Gilmour with the Land Protection Study Committee stated that the Rocky Pond properties feature 140 acres of forest, 64 acres of pond, which is owned by the state, and 4,600 feet of water frontage. The appraised and purchase price is \$2.4 million. The project costs are \$150K for protection and insurance of the property. The warrant article for this property requests a maximum cost of \$2.55 million, which amounts to \$72.00/year on a \$350K home. Dr. Gilmour spoke to the desire to preserve the last remaining pond in Hollis, the recreation that this parcel provides to the community, including the connection to trails in Beaver Brook and Birch Hill as well as extending the green way. Dr. Gilmour stated that the Rocky Pond property is classified as "Highest habitat value in New Hampshire" and that it protects an important aquifer and will be placed on the market, if not purchased by the Town due to the strenuous upkeep of the property.

Dr. Gilmour stated that several items would need to be addressed, if the property is purchased by the town. Those items include the removal of two small cabins, three changing rooms, cesspool and outhouse all of which can be done at a reasonably cheap price, in his opinion. The property would need an easement, which would prevent development, but allow the town authority to make decisions on the use of the waterfront and surrounding property, and the authority on monitoring the area.

Tom Gehan asked what the total acreage of shoreline was, which was approximately 2/3 of the property. It was stated that there are four developed lots on the east side that are privately owned. There is road access to all of those lots. Dr. Gilmour stated that there is a homeowners association that states that it is at the owner's expense if they choose to have any improvements to the road and that there are limitations to those improvements. The roads are considered seasonal and are not meant to be maintained in the winter.

Charlotte Troddyn (Hideaway Lane) stated her support for the article and asked if Rocky Pond would be monitored if the town purchased it. She also asked if any of the three articles would include athletic fields.

Chairman Le Doux responded that the parcels of land are not suitable for an athletic field and would not be an option if there are conservation easements tied to the properties. He stated that there is an article on the warrant for town meeting for the enhancements of Hardy Field South. Selectman Cadwell would like the board to take under consideration that the community has expressed an interest for an athletic field although none of the proposed articles would be suitable or able to provide one, due to the conservation easement requirement.

Discussion took place between the Board of Selectmen and the Budget Committee regarding the intent of the parcels. Chris Hyde stated that there was currently no language about conservation easements in any of the articles. Paul Edmunds added that the town attorney did not include that language in the articles, in order to maximize the flexibility of the town. If the town should own and manage any of the proposed properties, they should also have the authority to implement easements, as they see fit. Selectman Petry stated that there would be a cost for the increase in liability as well as the maintenance and monitoring of the property.

Jeff Peters (Deacon Lane) felt that a portion of the Birch Hill property could be used as an athletic field, since there was about an acre that was already cleared and the surrounding areas were not wetlands. This acre was approximately 150 yards off of Hayden Road, which would provide a direct access road.

Michelle St. John (Orchard Drive) stated that it would be undesirable if the town purchased the property and not allow the community to use it.

Chairman Le Doux clarified that if the property was purchased by the town, the town would need to determine how to use the land properly, adding that there would need to be a management plan in place.

Tony Stanizzi (Pine Hill Road) thought the town was already managing the property for safety issues. Chairman Le Doux agreed that it was being patrolled, but not as much as Silver Lake due to the accessibility of the location.

Peter Baker (Buttonwood Drive) stated that previous conservation properties bought by the town went through the Conservation Commission and the intention of bringing these articles forward was for conservation, natural resources and public, passive recreation and not for fields or structures, etc.

Chairman Le Doux explained that the language in the articles was intentional to allow the town flexibility in determining how best to use the land opposed to having the intended defined ahead of time.

Dr. Gilmour reported that he spoke with folks in Brookline regarding liability and managing Lake Potanipo, which includes a boat launch and beach area. The liability insurance is approximately \$1,200/year and they manage their beach through memberships. Membership funds pay for the life guards and upkeep of the beach. Dr. Gilmour suggested using locks and chains to prohibit access to Rocky Pond Beach to reduce on the amount of patrolling. Overall, he felt both issues were manageable.

Trevor Hardy (Brookdale Fruit Farms) stated that the town is already policing the land and sees no added impact to patrolling the area.

M. LeDoux closed public comment on Rocky Pond at 8:44 PM.

3. STEFANOWICZ PROPERTIES

David Connor, Vice Chairman of the Conservation Commission focused on the conservation value of the property, reviewing the most important items based on the town survey. Those items include preservation of Hollis farming heritage, preservation of town rural character, public recreation access, conservation of area wildlife habitat and protection of water resources. The property is 192.6 acres on the eastern side of town, on the corners of Nartoff Rd. and Pine Hill Rd. Of the total proposed acreage, 1.39 acres is a separate lot with buildings which the town would need to decide the appropriate action to address it. The other parcel is open space, partially used as farmland. The total appraised value of the property is \$2,525,000. The parcels combined would allow for approximately 35-37 house lots under a Hollis Open Space Planned Development. The property consists of approximately 140 acres of forest land, including pine and hardwood timber, and approximately 40 acres of active farm land. Approximately 30 acres are locally important soils depending on the type of crops. The property provides potential for expansion of farming and if the town purchases the

land, they could lease it to the local farmers. Mr. Connor added that the open fields could allow public access to trails and forest areas. Since the property has existing Town conservation lands on either side, this property would unite the two areas together.

The protection of water resources is another important piece of the town's master plan. The property encompasses about 150 acres of the North Watershed for Flints Aquifer. It is believed that this parcel of land is in an ecologically sensitive area from a water resource protection standpoint. It was noted that there is no water source on the property and no irrigation potential for farming, as it exists.

Al Fulchino (Pine Hill Road) stated that he has an active brook behind his house that has running water year round which feeds into a fire pond that Dave Orde uses to irrigate his crops.

Selectman Band stated that the key issue was making sure the water runoff from the land that replenishes the aquifer is clean. Selectman Band noted Flints Aquifer is the largest in town and it is a major water source for the community in that part of town. He noted that from a protection standpoint, what goes into the ground on the north watershed ends up in the aquifer, so if you want to protect the aquifer, you need to protect the area around it.

Chairman Le Doux reviewed the overall picture including that the Land Protection brought forth two parcels of land on the North West side of town, where the Conservation Commission brought forth a parcel of land on the North East side of town. Overall, it is a comprehensive approach to the strategy of preserving Hollis. If all of the proposed articles are passed, it would mean about 32% of the surface volume of Hollis would be in some form of protection from development.

The question was asked whether the house parcel, which is 1.39 acres, was included in the purchase, which the answer was yes. The house parcel appraised for \$225,000 and the town would have the option of selling it, using it, leasing it, etc.

Trevor Hardy (Agricultural Commission) asked if the town should purchase all three properties in one year. He felt that the two Rocky Pond pieces tied together and support the existing trail system. As Vice President of the Nor'easter snowmobile club he has worked with the Trails Committee to support access to the east side of town in attempt to expand the trail system. Mr. Hardy noted that they are land locked and cannot access the parcel of property on the east side. He expressed his concern with the limited water source for farming and would prefer a more defined process for the Conservation Commission and Agricultural Commission to negotiate parcels of land.

Al Fulchino expressed his support for the warrant article, stating that there is snow mobile access, the brook and pond provide a sufficient water source for crops and acknowledged that although the price for all three articles are very similar, the amount of acreage differed greatly.

Tony Stanizzi (Pine Hill Road) commented that if the right of way was given, it would be possible to access the town forest from the property.

Sherry Wyskiel (Trails Committee) stated that the Stefanowicz property does not connect to the town forest, although attempts have been made in the past, unsuccessfully.

Kathryn Dickau (Rocky Pond Rd.) supported the article, commenting that if the town should own the property, there would be many options for the open space. She would like to keep the housing/development down and feels as though the aquifer is a very important part to the property.

Paul Edmunds, Land Protection Study Committee Chair (Dow Rd.) thought that if the town has the opportunity to preserve land, they should.

Tom Gehan asked Paul Edmunds if there were any other properties that would be brought in front of the board for consideration, in the next few years. Mr. Edmunds replied that he will have additional discussions with a land owner in the spring but feels the current properties are of greater value. Peter Baker concurred that he was not aware of anything on the table at this time. P. Edmunds explained that the Land Protection Study Committee has a decision making process with established criteria that includes internal ratings.

Chairman Le Doux commented that it would be the Board of Selectman's responsibility to deliberate and make recommendations either for or against the proposed properties. He publically thanked the Land Protection Study Committee and Conservation Commission for their time and effort in this process.

With no further comments, Chairman Le Doux closed the public hearing on Stefanowicz Properties at 9:26 PM.

Discussion took place on defining a process that would include input from the public, determining primary stewardship of parcels and intended use of parcels. The overall agreement is for the tax payers to have clear expectations for the intended use of the land, so they can make educated decisions at the Town Meeting.

Although there are no grants associated with any of the warrant articles at this time, the question was raised about the rights that the town would give up for a possible grant, in the future, for the Birch Property. The answer to that question is unknown at this time.

T. Gehan was concerned that the Board of Selectmen and Budget Committee were hearing from very few community members outside of the affiliated Boards and Committees in attendance. Tonight they heard that the community wants a place to swim and athletic fields.

Discussion arose on proposed language to include in the land acquisition warrant articles, including intended uses for each property. The boards also discussed to some length, due diligence issues for each of the properties.

It was noted that the town would be required to retain two roads for the Rocky Pond Properties, if the warrant is approved. The surrounding private owners are responsible for any improvements and/or maintenance to the road.

NEW/OLD BUSINESS

1. Annual Town Meeting Warrant Approval

Article 2-Bond for Land Acquisition, Birch Hill included language: *The intended uses are to include protection of land and forests, passive recreation and potential athletic field for Town of Hollis residents.*

MOVED by Peter Band, seconded by David Petry that the Selectmen consider all three warrant articles, as presented with modified language, specifically warrant article 2-Bond for Land Acquisition, Birch Hill Properties to include the language noted above. Voting in favor of the

343 motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The motion PASSED 4-0-
344 0.

345
346 *MOVED by Peter Band, seconded by David Petry that the Selectmen recommend warrant article*
347 *2-Bond for Land Acquisition, Birch Hill Properties to be placed on the ballot at Town Meeting.*
348 *Voting in favor of the motion were Le Doux, Petry, Cadwell, and Band. No one was opposed. The*
349 *motion PASSED 4-0-0.*

350
351 *MOVED by Peter Band, seconded by David Petry that the Selectmen recommend and authorize*
352 *warrant article 3-Bond for Land Acquisition, Rocky Pond Properties as presented in the draft*
353 *with the modifications as amended.*

354
355 Selectman Cadwell expressed his concerns, which include; receiving last minute information on the
356 proposed warrant articles; budgetary restrictions with passing the warrant articles while knowing that
357 other projects (Farley Building) will be coming before the board, not meeting guidance for the first year
358 since he has been a Selectman, and the financial commitment from each home in Hollis if the town
359 purchases all three proposed warrant articles.

360
361 Selectman Band stated his support for Rocky Pond. Although his initial concern was remediation, it was
362 reported that the cost was minimal or could be bonded in the sale and purchase agreement. Selectman
363 Band felt that if the town has the potential to secure all three properties, they should as a means to craft
364 the community for future generations. He also noted that the value of homes will be significant and will
365 increase the desirability of living in Hollis. Overall, he felt it was a wise investment.

366
367 Selectman Petry believes the reason the warrant articles were listed out separately was intentional so the
368 public could provide input on each property. He felt that the Board of Selectmen had an obligation to put
369 the warrant articles before the people, whether the board personally supported them or not. He was
370 concerned that the public input was mainly from affiliated boards and committees that would benefit from
371 the articles and would have liked more feedback from the community. Overall, he was in support of the
372 articles to be put on the ballot for town meeting.

373
374 Article 3-Bond for Land Acquisition, Rocky Pond Properties included language:

375 *The intended uses are preservation of water and land uses, passive recreation, with potential*
376 *aquatic uses to be codified after acquisition by the Board of Selectmen.*

377
378 *MOVED by Peter Band, seconded by Mark Le Doux that the Selectmen amend the initial motion*
379 *to reflect warrant article 3- Bond for Land Acquisition, Rocky Pond Properties to include the*
380 *language noted above. Voting in favor of the motion were Le Doux, Petry, and Band. Cadwell*
381 *was opposed. The motion PASSED 3-1-0.*

382
383 *MOVED by Peter Band, seconded by Mark Le Doux to recommend warrant article 3- Bond for*
384 *Land Acquisition, Rocky Pond Properties to be placed on the ballot at Town Meeting. Voting in*
385 *favor of the motion were Band and Le Doux. Cadwell and Petry were opposed. The motion*
386 *FAILED 2-2-0. The warrant article will not be recommended by the Board of Selectmen.*

387
388 Article 4-Bond for Land Acquisition, Stefanowicz Properties included language: *The intended uses are*
389 *for agricultural husbandry, timber management, land conservation, passive recreation and potential*
390 *athletic fields for Town of Hollis residents, and other such uses as to be identified by the Board of*
391 *Selectmen.*

392
393 *MOVED by Peter Band, seconded by David Petry that the Selectmen accept the wording for*
394 *warrant article 4-Bond for Land Acquisition, Stefanowicz Properties to include the language*
395 *noted above. Voting in favor of the motion were Le Doux, Petry, Cadwell and Band. No one was*
396 *opposed. The motion PASSED 4-0-0.*

397
398 *MOVED by Peter Band, seconded by Mark Le Doux that the Selectmen recommend warrant*
399 *article 4-Bond for Land Acquisition, Stefanowicz Properties, for placement on the ballot. Voting*
400 *in favor of the motion were Le Doux, Petry, Cadwell and Band. No one was opposed. The*
401 *motion PASSED 4-0-0.*

402
403 Chairman Le Doux noted that 17 emails supporting article 2-Bond for Land Acquisition, Birch Hill were
404 received and will be posted on the Town's website.

405
406 **NON-PUBLIC SESSION**

407 *MOVED by Frank Cadwell seconded by David Petry that the Selectmen enter NON-public session*
408 *in accordance with RSA 91-A:3-II (c) reputation. Voting in favor of the motion were Le Doux,*
409 *Petry, Band and Cadwell. No one was opposed. The motion PASSED 4-0-0.*

410
411 The Board entered non-public session at 11:06 PM.

412
413 **CONCLUSION OF NON-PUBLIC SESSION**

414 *MOVED by Frank Cadwell seconded by Peter Band that the Selectmen come out of NON-public*
415 *session in accordance with RSA 91-A:3-II (c) reputation. Voting in favor of the motion were Le*
416 *Doux, Petry, Band and Cadwell. No one was opposed. The motion PASSED 4-0-0.*

417
418 *MOVED by Frank Cadwell seconded by Peter Band that the Selectmen seal the minutes of the*
419 *NON-public session in accordance with RSA 91-A:3-II (c) reputation. Voting in favor of the*
420 *motion were Le Doux, Petry, Band and Cadwell. No one was opposed. The motion PASSED 4-0-*
421 *0.*

422
423 The Board came out of non-public session and entered into public session at 11:20PM.

424
425 **Approval Welfare Case 2016-02 \$375.13**

426 *MOVED by Frank Cadwell seconded by Peter Band that the Selectmen approve Welfare Case 2016-*
427 *02, in the amount of \$375.13. Voting in favor of the motion were Le Doux, Petry, Cadwell and Band.*
428 *No one was opposed. The motion PASSED 4-0-0.*

429
430 **Request to Waive Property Tax Interest**

431 K. Galipeau presented a request from a resident on Arbor Lane to waive the Property Tax interest in the
432 amount of \$123.90.

433
434 *MOVED by Frank Cadwell seconded by Peter Band that the Selectmen deny the request to waive*
435 *property tax interest, in the amount of \$123.90. Voting in favor of the motion were Le Doux, Petry,*
436 *Cadwell and Band. No one was opposed. The motion PASSED 4-0-0.*

437
438 **ADJOURNMENT**

439 *MOVED by David Petry seconded by Frank Cadwell that the Selectmen adjourn the meeting.*
440 *Voting in favor were Le Doux, Petry, Cadwell, Band. No one was opposed. The motion PASSED*
441 *4-0-0.*

442
443 The Board adjourned at 11:30 PM.

444
445 Respectfully submitted,
446 Chrissy Herrera, HR Coordinator/Administrative Assistant