

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

January 17, 2018

Approved February 21, 2018

Members Present: Tom Dufresne, David Connor, Thomas Davies, LeeAnn Wolff, Cathy Hoffman, Mark Post,  
Jonathan Bruneau;  
Alternate Members: Joseph Connelly, Cheryl Quaine, Paul Edmunds;  
Board of Selectmen: Peter Band, BOS Liaison;  
Staff: Connie Cain  
Guests & Attendees: David Belanger and Kyle Gillis, Recreation Commission.

The meeting was called to order at 7:03 pm.

## NON-PUBLIC SESSION

T. Dufresne motioned to enter into non-public session for the consideration of sale, acquisition, or lease of property per RSA 91-A:3, II (d); seconded by L. Wolff. All members in favor, none opposed, and the motion carried 10-0-0. The HCC entered Non-Public session at 7:05 pm.

## RETURN TO PUBLIC SESSION

T. Dufresne motioned to return to public session and to keep the minutes sealed under RSA 91-A:3, III; seconded by T. Davies. All members in favor, none opposed. The motion to return to public session carried 10-0-0, and the minutes were sealed. The HCC returned to public session at 7:30 pm.

## BOARD & COMMITTEE UPDATES

### *Board of Selectmen – Peter Band*

P. Band stated that the Board of Selectmen (BOS) had discussed the Siergiewicz property purchase with the Budget Committee, with the BOS proposing that the funds for the purchase and field-parking lot construction costs of approximately \$850,000 to come from the unexpended fund balance, which is about \$1,000,000 over the State's recommended balance. C. Hoffman felt that an impervious surface parking lot may be better suited to the use; P. Band said that the Recreation Commission and BOS may need to consider that option. C. Cain will research and discuss the requirements with Planning Office Staff and report back to HCC. Additional discussion about the Town Budget ensued.

### *Planning Board – Cathy Hoffman*

The Planning Board (PB) held their most recent meeting on Tuesday, January 16, 2018.

One application was heard for proposed Storage Units on Proctor Hill Rd, MBLU 011-024 and 011-025. A site plan had been previously approved by the Planning Board, but the property has since sold and the new owner would like to make some modifications.

The majority of the meeting was spent on the proposed Zoning Ordinance Changes, with the primary focus on farm stand language. The farm stand ordinance changes were tabled to next year, and the PB and the Agricultural Commission hope to work together on creating new language for the proposed changes. The PB also accepted the recommendations made by J. Bruneau in regards to the suggested plantings on the Snell subdivision.

Additionally, the PB has been working on a Master Plan revision with assistance from NRPC, and the next subject to be discussed is Land Use. C. Hoffman suggested that a HCC member be in attendance when the NRPC representative returns to the Planning Board for this discussion. C. Hoffman stated that the NRPC representative opined that about 31% of the Town is held under some type of protection but does not appear to include the recent purchases.

### *Wild & Scenic River Study Committee – LeeAnn Wolff*

The next meeting is scheduled for Thursday, January 18, 2018. L. Wolff stated that the Study Committee will be making a presentation to the PB at their February meeting, but the Study Committee also wanted to end public input by January 31<sup>st</sup>. L. Wolff will give C. Quaine's and her own feedback to the Study Committee prior to that date. A site walk to view any historic locations and erosion on the Nissitissit River must also be scheduled before the end of January; discussion lead to scheduling the site walk with Beaver Brook Association guides for this Saturday, January 20, 2018 at 9:30 am, with members to meet at the Eastman Meadow Trail parking area on Worcester Road.

### *HCC & AG Working Group – Mark Post*

M. Post reported that the group is working towards the assumption that the Siergiewicz property will be purchased by the Town, and they plan on making the RFP and Lease presentation to the BOS right after Town Meeting in March

if this is approved. The lease area will not include the house site and approximately 5 acres of land, group members felt this land had no real agricultural value as it is primarily wetlands, and the BOS will need to decide fate of house.

#### *Treasurer's Report – Thomas Davies*

The latest report received from the Town's Finance Officer is from early December 2017, and gives the account balance as \$446,170.69. With the \$10,000 held in reserve, this gives an available balance as \$436,170.69. The \$100,000 held for the Howe Conservation Easement has not been deducted from the account, nor has the Land Use Change Tax split been added; this is \$63,725. With adjustments for these items, the current estimated account balance is \$399,895.69.

### **NEW/CONTINUING BUSINESS**

#### *Accounts Payable – Tom Dufresne*

T. Dufresne motioned to approve payment of \$2200.00 to Krafts Appraisal for Siergiewicz property appraisal; seconded by M. Post. All members in favor, none opposed, and payment was approved. The invoice will be passed onto the Finance Office for payment.

#### *HCC Property Management Plans - Tom Dufresne*

T. Dufresne stated that all Town/HCC properties should have a long-range plan created to document the existing conditions on the properties, and possibly future goals for the properties. He would like to set up a sub-committee to identify these properties and create such plans.

L. Wolff also thought that it would be good to set up monthly hikes, and have the public participate as a way of promoting the HCC purchases and how they benefit the Town. This could be advertised in the local paper, and a HCC member or two could lead the monthly hikes.

P. Edmunds commented that he felt the hikes were a good idea, and that the Town has never paid market value for the properties purchased over the past 15+/- years. There are some properties which the Land Protection Study Committee had been working on, and he is still interested in pursuing for the Town.

#### *Fifty to Save List – Tom Dufresne and Connie Cain*

T. Dufresne stated that C. Cain had compiled a list of properties which the HCC may be interested in pursuing ownership. C. Cain explained that she had created the list based on the properties listed in the last Master Plan update. Within the list is the present location of the properties, owners, acreage and the present status of each of the 60 +/- properties. Some of been acquired by the Town, some have not, and others have been subdivided or changed in such a manner that the HCC may no longer wish to purchase. She will email members the list in the morning. Discussion of the list continued, several members commented that the actual list should remain non-public due to potential acquisitions,

### **MEETING SCHEDULE**

T. Dufresne stated that he had been informed that the Budget Committee will be meeting on Wednesday, February 7, 2018 in the Community Room, due to required meetings. As this is a regularly scheduled HCC date, he wanted to discuss this with members. After discussion, it appears that there is no immediate reason to hold the meeting, he proposed cancelling this meeting, with the next meeting to be held on February 21, 2018. All members agreed, and unless an urgent matter comes up, the February 7, 2018 meeting is officially cancelled.

### **MINUTES**

T. Dufresne motioned to accept the non-public minutes of the December 6, 2017 meeting as presented and to keep them sealed; seconded by M. Post. All members in favor, none opposed, and the minutes were approved and kept sealed by a vote of 10-0-0.

The January 3, 2018 minutes were tabled to the next meeting in order to allow members sufficient time to review.

### **ADJOURNMENT**

T. Dufresne motioned to adjourn the meeting; seconded by L. Wolff. All members in favor, none opposed and the meeting was adjourned at 8:43 pm.

Respectfully submitted,  
Connie Cain  
Staff