

HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

April 7, 2021

Approved April 21, 2021

Regular Members: Tom Dufresne, LeeAnn Wolff, Thomas Davies, Jonathan Bruneau, Mark Post, Paul Edmunds, Joe Connelly;
Alternate Members: Laura Bianco, Cheryl Quaine, Karen Bridgeo, James Plummer, David Werner.
BOS Ex-Officio: Peter Band
Staff: Connie Cain

THIS MEETING WAS CONDUCTED VIRTUALLY WITHOUT A PHYSICAL LOCATION IN COMPLIANCE WITH GOVERNOR SUNUNU'S EMERGENCY ORDERS #12, 16, & 17.

Meeting was called to order at 7:02 pm.

WETLANDS CROSSING PLANS – RANDY HAIGHT, MERIDIAN LAND SERVICES INC.

R. Haight is presenting three separate wetlands crossing plans to the HCC for approval.

1.) Federal Hill Properties LLC, 120 Federal Hill Road, MBLU 029-010.

This is a proposed 5 lot subdivision, with lot sizes ranging from 2.4 to 6.7 acres. The Planning Board (PB) conducted a site walk of the property in December 2020. Meridian is proposing a crossing over a seasonal runoff area. R. Haight explained that the driveway location was moved about 25 feet to the location shown on the plan to meet PB requirements. The proposed crossing is now level, and a 36 inch culvert is to be embedded approximately 6 inches into the stream bed with gravel underneath.

J. Connelly asked if there was any other access except via this crossing; R. Haight stated there was no other access to the proposed back lots.

2.) Ducal Development LLC, Howe Lane, MBLU 032-045-003.

This is a proposed 14 lot Hollis Open Space Planned Development (HOSPD) in accordance with Town ordinances. The property consists of approximately 55 acres, with a site walk conducted by the PB in late November 2020. R. Haight detailed the plan history to date, stating that the original plan called for 3 lots off a named driveway which also involved a wetland crossing. The plan has been revised so that only one 12 +/- acre house lot will utilize the driveway and thereby condense the driveway crossing. There will be 3 new culverts placed, 12, 42, and 30 inches, with the culverts embedded up to 12 inches with gravel at the bottom. This meets driveway configuration requirements, R. Haight believes that a note will be placed on the plan that the 12 +/- acre lot cannot be further subdivided. A brief discussion of the property and plan occurred.

J. Bruneau asked if the developer would consider donating the 12-acre lot to the Conservation Commission. R. Haight felt that they would be open to a discussion on the matter. J. Bruneau felt, based on the wetland crossing plan, it would be worthwhile to attempt a discussion, and the developer may be able to get another lot on the main road; members agreed. R. Haight felt that HOSPD rules would not allow an additional lot. J. Connelly asked the size of the disturbance, R. Haight replied 1600 square feet, primarily for the gravel base required. This is sized for a 50 year flood as per State Regulations.

Discussion continued for a brief period on various aspects of the wetlands crossing, including cost to install culvert, value of larger lots, possible Conservation Easement over the 12 acre lot, and the Rural Character Ordinance. R. Haight noted that the plan is in Design Review with the PB, and would need to be moved to Final Application before any concerns could be addressed.

3.) Fimbel Revocable Trust, Proctor Hill Road & Love Lane, MBLU 017-034-001.

This is a proposed 3 lot subdivision with 3 back lots, two coming off of an existing driveway on Proctor Hill Road, and one off of Love Lane. At this time, there is a double culvert on the property; one of these will be extended, the existing 12 inch wide culvert will be replaced with an 18 inch for a total 560 square feet of disturbance. The PB held the site walk for this property on March 27, 2021 with L. Bianco, M. Post and T. Dufresne in attendance. T. Dufresne felt that the proposed crossing would be an enhancement to the existing crossing.

J. Bruneau agrees with the approach. M. Post stated that, as an abutter, the only neighborhood concern was that the driveway would become a through-way to the High School; however, the PB has stated it will not be allowed.

T. Dufresne will send letters to the PB providing the consensus and approval of the wetlands crossings on all plans.

R. Haight left the meeting at 7:35 pm.

BOARD & COMMITTEE UPDATES

Board of Selectmen

P. Band notified members that a new Finance Director has been hired, and Jacob Fitzgerald will be starting on April 12, 2021. There is no other business of importance to the HCC at this time.

There was no Planning Board update nor Treasurer's Report available at meeting time.

NEW & CONTINUING BUSINESS

2021 ELECTION OF OFFICERS & MEMBERSHIP

T. Dufresne stated that L. Wolff will be stepping down from her role as Vice-Chair, due to work and personal commitments. T. Dufresne would like members to think about nominations, and be prepared to vote at the April 21st meeting.

Over the past several years, J. Connelly has taken unsolicited responsibility for several projects and as a liaison to neighboring Conservation Commissions. As the regular membership position left vacant by Cathy Hoffman's resignation last year was still open, T. Dufresne solicited J. Connelly to fill that position as a regular member, and he has agreed.

PUBLIC HEARING APRIL 21, 2021

T. Dufresne stated that in the midst of other matters taking precedence, the Public Hearing notices publication fees were not officially approved by members. C. Cain has not received the invoice to date, but expects it to be less than \$100.00.

J. Bruneau motioned to approve the expenditure of funds of up to \$50.00 for the publishing of the Public Hearing Notice in the Nashua Telegraph; seconded by P. Edmunds. All members in favor, none opposed or abstained. The motion carried by a vote of 12-0-0.

The Town's website will have further information on the properties posted by the end of next week. T. Davies will email additional information to T. Dufresne on the purchase.

PLANNING BOARD SITE WALK, MARCH 27, 2021

T. Dufresne, L. Bianco and C. Quaine attended the site walks on the three properties. The developer for the proposed Senior Condo site on Silver Lake Road is not interested in preserving the lots. Members attending felt that the wildlife habitat could be preserved. P. Edmunds asked if there was to be a single well to service the development, similar to that done at Cobbett Lane. It's unknown at this time as the plan is still in Design Review. J. Bruneau stated it was a unique water system. A brief discussion was held on this property.

HOLLIS MAPPING PROJECT

K. Bridgeo has been working on this project, with the assistance of M. Post, and spoke with Sara Siskavich at the Nashua Regional Planning Commission (NRPC) this afternoon. NRPC made a suggestion that the first map created should be an internal use only map to focus on what properties might be of importance to the HCC. Once those properties were decided, it would be a simple process for NRPC to overlay those properties on to the map. K. Bridgeo asked if members would find useful; yes. For this type of map, there would be no cost, as the annual membership fees paid by the Town would cover this cost. If the HCC asks for data or information not readily available, a cost may be applicable at that time. Members agreed that an initial internal map, showing existing Conservation properties and identifiers would be a useful tool.

The next step would be to show how the Town looked a number of years ago, the present Town layout, and what it would look like in a certain amount of years. T. Davies asked if the map could show the Town at the anticipated buildout date. NRPC has tools that can illustrate the likelihood of development in Town; T. Davies thought it might be good to show. A brief discussion took place on the matter.

K. Bridgeo also informed members that NRPC would like to update their Trail layer for both Hollis and Brookline. P. Edmunds will inform Sherry Wyskiel.

IN PERSON MEETINGS

T. Dufresne stated that the public hearing will be in-person, State Law prohibits the use of a "hybrid" meeting between either in-person and electronic, has to be one or the other. A quorum of 4 members is also necessary to hold the meeting.

LUDWICK SIERGIEWICZ FARM - BIDS FOR SITE WORK

T. Dufresne informed members that 3 bids had been received for site work in preparation for the herbicide treatment at the Ludwick Siergiewicz Farm, MBLU 046-051, at the upper end of Mooar Hill Road. He had tasked J. Bruneau, J. Connelly,

and D. Werner with reviewing the bids, and making a recommendation on the award of the bid. All 3 bids were very similar in scope and price, with the final recommendation to award the bid to Fyfe Tree Farms LLC. D. Werner agreed with T. Dufresne, all bids were very similar. J. Connelly agreed as well. J. Bruneau asked if planting cover, such as timothy grass, to keep the area clear until the herbicide treatment occurs would be beneficial. T. Dufresne stated that it was recommended to leave unseeded until the herbicide treatment is applied. T. Dufresne has reached out to 3 companies for an estimate on the treatment.

Based on the recommendation made, Fyfe Tree Farms LLC will be awarded the bid; T. Dufresne will inform Mr. Fyfe.

ANNOUNCEMENTS

SAVING SPECIAL PLACES CONFERENCE

The conference is all virtual this year, due to the COVID-19 pandemic. K. Bridgeo has submitted her receipt for reimbursement.

BROOKLINE CONSERVATION COMMISSION MEETING

The Brookline Conservation Commission Meeting on April 14, 2021 will be virtual, and the topic of discussion will be on electronic bikes (e-bikes). T. Davies and J. Connelly will attend.

The Hollis-Brookline Cooperative District Annual Meeting will be on April 10, 2021.

NON-PUBLIC SESSION

T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (d); seconded by J. Connelly. T. Dufresne polled the members, all those present voted to enter into Non-Public session by a vote of 12-0-0. The HCC entered into Non-Public Session at 8:15 pm.

RETURN TO PUBLIC SESSION

T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to release, seconded by L. Wolff. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 12-0-0. The HCC concluded Non-Public Session at 8:24 pm.

2021 ROADSIDE CLEAN-UP

T. Dufresne has been informed that a local Women's group has been spearheading efforts to pick up waste on the side of Hollis roads. With COVID-19 still being a health concern, he wanted to speak to members on holding the event this year. T. Davies felt it could be done, with road assignments and bags being handed out at the Transfer Station. T. Dufresne noted that he has vests and the road signs at this house.

Discussion on date occurred, with Saturday, April 24th being chosen for the event. T. Davies will speak with Amanda at the Transfer Station about setting up the tent and having enough bags for the event. A sign-up sheet will electronically circulate. L. Wolff and L. Bianco will create the signs, and L. Wolff will post the event on the Hollis-Brookline Facebook page. J. Connelly will speak to Police Chief Joe Hoebecke about using the electronic sign for public notification.

MINUTES

T. Dufresne made the motion to accept the public minutes of the March 17, 2021 meeting as written; seconded by J. Plummer. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 12-0-0.

T. Dufresne made the motion to accept the non-public minutes of the March 17, 2021 meeting with a correction to a date, and to keep them sealed until voted to release; seconded by J. Plummer. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 12-0-0.

ADJOURNMENT

T. Dufresne motioned to adjourn the meeting, seconded by J. Plummer. All members in favor, none opposed, and the motion carried by a vote of 12-0-0. The meeting adjourned at 8:40 pm.

Respectfully submitted,
Connie Cain
Staff