

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

April 21, 2021

Approved May 5, 2021

Regular Members: Tom Dufresne, Thomas Davies, Joe Connelly;  
Alternate Members: Laura Bianco, Karen Bridgeo, James Plummer, David Werner.  
Staff: Connie Cain  
Guests: Bill Moseley, Planning Board Chair

The meeting was called to order at 7:04 pm.

## BOARD & COMMITTEE UPDATES

### *PLANNING BOARD – Bill Moseley*

Mr. Moseley was present to update the HCC on recent events transpiring with the Planning Board (PB). Their last meeting was April 20, 2021. During this meeting, the PB discussed the following cases:

#### 1.) Toddy Brook Senior Housing Development by Raisanen Homes Elite LLC, MBLU 041-028 & 041-044.

The Selectboard's Representative to the PB recommended that the Public Hearing on this development not occur until a full set of plans was received. The PB also needed to provide guidance on the road location, waivers will need to be sought for this road layout, but the PB felt it would be better for the terrain. A NH Dept. of Transportation representative for District 5 will be meeting with PB Staff and Chair on the property, and will also inspect the road location.

B. Moseley was asked what type of waivers will be needed; B. Moseley stated that a cut and fill will be one, and the developer was informed what studies the PB will be requiring when the plan moves to acceptance; these will include wildlife habitat, stormwater, and Rural Character, among others. They will also need to drive well tests to ensure water viability. This plan is expected to come back to the PB at their May 18<sup>th</sup> meeting.

#### 2.) Fimbel Subdivision, Minor Subdivision, Love Lane and proposed Nelsons Way, MBLU 017-034-001.

The PB voted to send this plan to Final Subdivision application. The developer had been advised to keep all utilities in the air until they had passed the water line supplying the Town Center's water. The PB had also recommended that the Nelsons Way driveway be high enough to avoid headlights shining into existing houses.

#### 3.) Ducal Development LLC, Howe Lane, Major Subdivision, 032-045-003.

The PB voted to send this plan to Final Subdivision application. Lot 14, which is the 12 acre house lot, will have a note that no further subdivision will be allowed. The forested area in that location is mostly old trees with no real value, the developer will remove the trees and replant. An engineered solution was requested to avoid a drainage swale on lots, and this appears to be resolved by perimeter drains and catch basins.

#### 4.) Raisanen Homes Elite LLC, Federal Hill Estates, Keyes Hill Rd & Lorenzos Way, MBLU 029-004.

The developer of this subdivision is proposing an additional 2 lots due to the purchase of the abutting Williams lot; each lot will be approximately 8 acres with access via Lorenzos Lane. This is currently under Conceptual Design. Noise issues brought forward by the abutters were discussed, as well as the existing Trail systems. The developer will try to keep the trail system in place as much as possible. Once official plans are received, the project will be moved to Design Review.

#### 5.) Ground Mount Solar System, Amy Warren 2014 Revocable Trust, 59 Hideaway Ln, MBLU 019-054.

The proposed system will be about 9 feet high, and due to topographical features, should not be visible to abutters. A site walk is to be scheduled.

The last item for discussion, a proposed Site Plan amendment for 143-145 Runnells Bridge Road, was tabled to the May 4, 2021 as the PB ran out of time. There will be 2 Planning Board meetings in May, on the 4<sup>th</sup> and the 18<sup>th</sup>.

B. Moseley left the meeting at 7:24 pm.

### *TREASURERS REPORT – Thom Davies*

As of March 31, 2021, the HCC's account balance was given as \$1,380,357.17; with \$10,000 in stewardship reserve, this leaves \$1,370,357.17 available as cash. T. Davies noted that since the beginning of 2021, the HCC has received \$246,250 from Land Use Change Tax alone.

J. Connelly noted that the Town of Amherst's Conservation Commission is requesting a several million dollar bond via a Warrant Article for Conservation land purchases. With the present ongoing pandemic, the housing market increases, it is difficult to ascertain whether or not this will be approved.

58 **NEW/CONTINUING BUSINESS**

59  
60 **2021 OFFICER ELECTIONS**

61 Nominations were taken and accepted, with those not present having previously indicating their acceptance of the office.  
62 The following members were nominated and seconded for the 2021 Officer positions:

63 Tom Dufresne – Chair;  
64 Jonathan Bruneau, Vice-Chair (*in absentia*);  
65 Mark Post, Secretary (*in absentia*);  
66 Thom Davies, Treasurer.

67  
68 *L. Bianco motioned to elect the Officers as given for the 2021 Year, seconded by J. Plummer. All members voted in favor,*  
69 *none opposed, T. Davies abstained, and the motion carried by a vote of 6-0-1.*  
70

71 **ROADSIDE CLEANUP, APRIL 24, 2021**

72 The annual event is scheduled for this Saturday, April 24<sup>th</sup> from 8:00 am to 1:00 pm, with volunteers to sign up for streets  
73 at the Transfer Station. T. Dufresne will be there first thing to help set up the tent and be back in the afternoon to help  
74 breakdown. Amanda at the Transfer Station has two boxes of bags for hand out, this is approximately 300 bags.

75  
76 T. Davies stated that Deb Lussier of the Gate City Striders has been spearheading action for the group to do regular street  
77 clean-ups while on their runs around Town; she would like to know if a bag count is available, HCC members can provide  
78 a bag handed out count. South Merrimack Rd has not been as bad as in previous years. C. Cain will try to get updated maps  
79 to members.

80  
81 **TOWN MEETING WARRANT ARTICLES**

82 Discussion was tabled to the May 5, 2021 meeting.  
83

84 **RESIGNATION**

85 Cheryl Quaine has tendered her resignation to the HCC. Members thanked her for her service and work on the Stefanowicz  
86 Lease subgroup. She has also created and submitted a Wetlands Crossing Guidance document for the HCC to review; this  
87 will occur at the May 5, 2021 meeting.  
88

89 **REIMBURSEMENT**

90 K. Bridgeo submitted a receipt for the Savings Special Places conference this year, which was virtual.

91  
92 *T. Dufresne motioned to reimburse Karen Bridgeo in the amount of \$45.00 for the conference, seconded by T. Davies; All*  
93 *members in favor, none opposed or abstained, and the motion to reimburse was approved 7-0-0.*  
94

95 **BROOKLINE CONSERVATION COMMISSION**

96 T. Davies and J. Connelly attended the Brookline Conservation Commission meeting and discussed on E-Bikes. J. Connelly  
97 noted that the State of NH has issued policy that states that e-bikes are allowed anywhere that standard pedal bicycles  
98 are, except with specific exclusions, but the Commonwealth of Massachusetts considers them motorcycles, and users  
99 must be at least 16 years old and licensed with other requirements. T. Davies will email the PowerPoint presentation to  
100 members for their information.  
101

102 **NON-PUBLIC SESSION**

103 *T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (d);*  
104 *seconded by T. Dufresne. T. Dufresne polled the members, all those present voted to enter into Non-Public session by*  
105 *a vote of 7-0-0. The HCC entered into Non-Public Session at 7:40pm.*  
106

107 **RETURN TO PUBLIC SESSION**

108 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*  
109 *release, seconded by D. Werner. T. Dufresne polled the members, all members voted to conclude the Non-Public*  
110 *session and keep the minutes sealed by a vote of 7-0-0. The HCC concluded Non-Public Session at 8:35 pm.*

111 **VOTE TO SUPPORT**

112  
113 As discussed in Non-Public Session:

114 *T. Dufresne motioned to support Beaver Brook Association in their efforts to purchase a Conservation Easement on*  
115 *the properties as discussed in non-public session; seconded by J. Plummer. All members in favor, none opposed, and*  
116 *T. Davies abstained. The motion carried by a vote of 6-0-1.*  
117

118 **MINUTES**

119 *T. Dufresne made the motion to accept the public minutes of the April 7, 2021 meeting as written; seconded by D.*  
120 *Werner. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*  
121

122 *T. Dufresne made the motion to accept the non-public minutes of the April 7, 2021 meeting, and to keep them sealed*  
123 *until voted to release; seconded by T. Davies. All members voted in favor, none opposed or abstained, and the minutes*  
124 *were approved by a vote of 7-0-0.*  
125

126 **ADJOURNMENT**

127 *T. Dufresne motioned to adjourn the meeting, seconded by L. Bianco. All members in favor, none opposed, and the*  
128 *motion carried by a vote of 7-0-0. The meeting adjourned at 8:45 pm.*  
129

130 Respectfully submitted,  
131 Connie Cain  
132 Staff