

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

November 3, 2021

Approved November 17, 2021

Regular Members: Tom Dufresne, Jonathan Bruneau, Thomas Davies, Mark Post, Paul Edmunds, Joe Connelly,  
Alternate Members: Laura Bianco, Bernadette McQuilkin, Karen Bridgeo,  
Staff: Connie Cain

The meeting was called to order at 7:01 pm. T. Dufresne reminded members that the meetings are now being recorded and the recording will be posted to the Town's livestream service.

## BOARD & COMMITTEE UPDATES

Treasurer's Report – Thomas Davies

As of November 2, 2021, the HCC's account balance was \$1,878,427.76. When accounting for the Stewardship Reserve of \$10,000, the balance of \$1,868,427.76 is available as cash.

There were no Planning Board or Selectboard updates available at meeting time.

## HOLLIS-BROOKLINE HIGH SCHOOL WATER TESTING RESULTS

J. Connelly had submitted the results from the HBHS Conservation Easement area collected on October 5, 2021. T. Dufresne explained to B. McQuilkin that the water quality is to be tested periodically per an agreement with the State when the High School was built. Chris Kane annually monitors the property, and reports to the HCC.

T. Dufresne noted that the results include a variety of tests, most of which the HCC does not require. The main items which the HCC requires are E.Coli, nitrogen and phosphates. M. Post noted that with the new turf field put in, the HBHS must also monitor for PFAS; this would show as "Fluorene" in the test results. These results did not show any issues.

T. Davies asked if Chris Kane would be willing to consider more property monitoring for the HCC; J. Connelly thought that the HCC discussed with him last year, and he is too busy to take on additional work.

## MEETING SCHEDULE

With the upcoming holidays, and the HCC's workload, T. Dufresne would like to move to one meeting per month for the foreseeable future, unless the need arises for an additional meeting. Discussion ensued; the November 17<sup>th</sup> meeting will be held as usual. The December meeting will be on Wednesday, December 1<sup>st</sup>, and then in January, the HCC will hold meetings on the third Wednesday, beginning on January 19, 2022.

## MINUTES

*T. Dufresne made the motion to accept the public minutes of the October 20, 2021 meeting as written; seconded by P. Edmunds. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 5-0-0; regular members only voting.*

*T. Dufresne made the motion to accept the non-public minutes of the October 20, 2021 meeting with a minor correction to the spelling of a members name on Line 70, and to keep them sealed until voted to release; seconded by J. Connelly. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 5-0-0; regular members only voting.*

(K. Bridgeo arrived 7:11 pm.)

## NEW/CONTINUING BUSINESS

*Ground Mount Solar Energy System Site Walk– 91 North Pepperell Road*

T. Dufresne reminded members that the Planning Board (PB) will be holding a site walk on this property for the construction of two 41 x 14 feet Ground Mount Solar Energy Systems, on Saturday, November 6, 2021 at 9:00 am. T. Dufresne has been informed that the lot is grandfathered, and may not be as problematic as others. A short discussion regarding the beaver pond on the property and system specifications ensued.

*New Hampshire Association of Conservation Commissions (NHACC) Annual Conference*

Also on Saturday, November 6, 2021 the NHACC will be virtually hosting their annual conference, beginning at 8:00 am. HCC members who have registered should submit their receipt for reimbursement.

(J. Bruneau arrived 7:16 pm.)

*Ducal Development LLC – Hobart Ln Subdivision*

J. Bruneau had previously submitted pictures and an explanatory statement to the HCC and the PB in regards to a lack of compliance with the approved plans for the subdivision. The pictures showed a wetlands crossing on a portion of the property; no erosion controls or no silt fencing had been installed, and other violations are shown in the pictures, although the plan calls for these items to be installed prior to any excavation on the property commencing. J. Bruneau stated that the lack of compliance with approved plans is an issue, not only in Hollis, but in other communities as well. Members asked if this situation could be corrected, and impacts minimized; yes, stone, riprap, or other items could be placed to correct the situation, but not done yet. T. Dufresne noted that Evan Clements, Asst. Planner, had replied to J. Bruneau's email and informed them that Reggie Ouellette, Site Inspector, had been on vacation at the time the violations occurred. Mr. Clement has also filed a complaint on behalf of the PB with the State on the matter.

T. Davies thanked J. Bruneau for bringing this to the HCC's attention. J. Bruneau related a conversation had with an abutter of the Cutter Place development who had silt and other debris entering his pond due to the development, with the fish in the pond disappearing. J. Connelly stated that he also deals with non-compliance issues of the same type in his professional life. Who do we have to enforcement this; it's not the HCC. J. Bruneau stated that it's more of a contract compliance issue; on larger properties, there would a contract compliance team who would ensure the work is being done in accordance with approvals and laws. As the property is private, are there no requirements for oversight? Should the Master Plan address non-compliance issues and an oversight of plan requirements for the protection of natural resources. A brief discussion of Reggie Ouellette's job function occurred, a fuller understanding of his job duties is required. T. Dufresne stated that as an Advisory Committee, the HCC does not have to authority to mandate changes, but members can express their concerns to the PB who can take these under advisement. L. Bianco asked if the HCC can request that for future approvals, especially where this type of negligence has occurred; that construction companies be required to have someone insure that these items are done before moving forward. A Town agent being on vacation is not an excuse, there should be someone covering during an absence. T. Dufresne felt that a letter should be sent to the PB giving the HCC concerns on this and other projects. M. Post felt that these are issues dealing with the protection of the water supply and streams, usually these items come in front of the HCC for review and comment. the HCC's primary mission is the protection of the Town's water supply, He did not think that it would be that difficult to put into the review whatever enforcement or "check-ups" should be in place before certain items are done, and recommend that the PB or correct enforcement department make sure that these items are in place, such as the silt fencing. T. Dufresne said that process is in place; J. Bruneau noted that the requirements are on the plan, and Meridian Land Services are doing their job. T. Dufresne asked J. Bruneau to draft a letter addressing the HCC's concerns to these issues. J. Bruneau would like to make it broader, he did not want to single out developers/contractors, but needs to be reinforced with all. It should be a step in the PB process to enforce this particular item. Additionally, he felt a discussion with the PB should be arranged at a future meeting. T. Dufresne has expressed his concern to the PB about the wetlands and the buffers, but it is not always as high a priority as he would like it to be.

B. McQuilkin stated that she had been watching some of the PB and Selectboard meetings recently, and that a number of developers had requested waivers from the PB. She states that she has heard the waiver request, and the PB asking what the developer will do for the Town if granted. It shouldn't be what the developer wants to give, it should be what the Town wants. Town Boards & Committees should have requests prepared as concessions in exchange for granting such waivers, and that possibly a Wildlife Monitor be hired/assigned to monitor wetlands in these developments for a few months before and after construction commences; J. Bruneau agreed. P. Edmunds felt that a "before and after" snapshot of the property be required. B. McQuilkin stated that she has been awarded grants for the same in the past, and may have some currently that may be appropriate, to protect the brook. She presented a copy of a December 31, 2018 email from John Magee, NH Fish & Game, who responded to the Zoning Board request. In this email, Mr. Magee stated that Witches Spring Brook is one of the few streams remaining with an active brook trout population, and changes to the temperature of the brook, as well as increased run-off, can negatively impact this population. She did attempt to contact him to get updated information, but was unable to do so in time for the meeting. (Email is attached to this minutes. CC) T. Davies felt that the protection of the Town's surface and ground water resources is the most important of the HCC responsibilities. A brief conversation of developments in Town occurred, with none specifically mentioned.

T. Dufresne reiterated that this should be addressed with the PB, with a letter giving the HCC concerns over water protection and non-compliance with approved plans. T. Davies felt this was a teachable moment, and both the PB and the HCC should be aware of these issues before development occurs. B. McQuilkin asked if wetlands can be designated as

Prime Wetlands or something similar; T. Dufresne replied yes, but the Town has not done so in the past. T. Dufresne continued, stating that the Town's best wetlands are protected by other avenues; such as the Parker Pond on the Town Forest property, along with Beaver Brook's Conservation Easements. Rocky Pond has also been partially protected. B. McQuilkin volunteered to research possible protections for streams and wetlands. T. Dufresne said she could do so and report back to the HCC when her research is completed.

#### *HCC Data Digitization – Karen Bridgeo*

K. Bridgeo has spoken to Dawn Desaulniers, IT Director, about digitizing existing HCC data. Along with the digitization, a calendar will set up so that those items that need monitoring, reporting or other items can be flagged. K. Bridgeo stated that the first part would be the hardest, digitizing and identifying the data. These items can then be flagged and indexed for ease in finding and linking documents to a property. J. Bruneau asked how the calendar would work and how the documents could be linked together. K. Bridgeo explained the Town's current digitization process, and DocStar, which is currently available via the Town's website for public use. The first part is digitizing and identifying, the second would be the calendar and linking documents. At this time, the Town has been using New England Document System to digitize their files, these are identified by the Map-Block-Lot, and are made available via DocStar as searchable documents. A standard file box size of documents is about \$250 of 8.5 x 11 documents; the same size box with maps/plans is \$300 per box. At this time, she is unsure about the amount of documents to be scanned, that will need to be determined. C. Cain stated that the Town documents are indexed by Map-Block-Lot, as this is the unique identifier for each parcel in Town. There are no street addresses for HCC properties as they are vacant; she would recommend using this for the HCC properties as well. K. Bridgeo will continue to update the HCC as the project continues; costs of digitizing and other items will need to be approved at a later meeting.

#### **NON-PUBLIC SESSION**

*T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisitions under RSA 91-A:3, II (d); seconded by T. Davies. T. Dufresne polled the members, all those present voted to enter into Non-Public session by a vote of 6-0-0; regular members only voting. The HCC entered into Non-Public Session at 7:59 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 T. Davies. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 6-0-0; regular members only voting. The HCC concluded Non-Public Session at 8:36 pm.*

#### **ADJOURNMENT**

*T. Dufresne motioned to adjourn the meeting, seconded by P. Edmunds. All members in favor, none opposed, and the motion carried by a vote of 6-0-0; regular members only voting. The meeting adjourned at 8:37 pm.*

Respectfully submitted,  
Connie Cain, Staff