

# Hollis Conservation Commission

Minutes of Public Meeting

January 19, 2022

Approved February 2, 2022

Regular Members: Tom Dufresne, Thomas Davies, Paul Edmunds,  
Alternate Members: L. Bianco, Karen Bridgeo, James Plummer, Bernadette McQuilkin  
Staff: Connie Cain, Amiee Le Doux  
Guest: Willian Moseley, Planning Board Chair

The meeting was called to order at 7:01 pm.

T. Dufresne appointed J. Plummer to vote in Jonathan Bruneau's absence, B. McQuilkin to vote for LeeAnn Wolff, and K. Bridgeo to vote for Mark Post.

## BOARD & COMMITTEE UPDATES

### *Planning Board – Willian Moseley*

The Planning Board (PB) met on Tuesday, January 18, 2022 to hear 4 cases.

- 1.) Ground Mount Solar, 91 North Pepperell Rd, MBLU 007-048, Laura Gargas 2005 Revoc Trust  
Discussion took place on ground mounted solar panels being remounted due to wetland complications. The plan will be presented on February 15, 2022 to the PB again.
- 2.) Federal Hill Estates HOSPD Amendment, Lorenzos Lane, MBLU 029-001 etc, Raisanen Homes Elite LLC There are several easements that need to be properly delineated and shown on the proposed amendment plan. These will be re-presented at the February 15, 2022 PB meeting.
- 3.) Timber Post B & B Site Plan Amendment, 162+162A Broad St, MBLU 054-017, Timber Post Bed & Breakfast LLC Timber Post Bed and Breakfast came before the PB with an application for an amendment to allow special event uses on the property, however there were some issues with the application and they will return with a full application on February 15, 2022
- 4.) Conceptual Review, 88 Runnells Bridge Rd, MBLU 005-027, Runnells Bridge Realty Trust  
This property was acquired in conjunction with a proposed subdivision on the abutting property. Ownership of the abutting property was lost, and the owners of 88 Runnells Bridge Rd are proposing a small convenience store here. The property is largely made up of wetlands, and will need the Zoning Board approval, due to this and other issues with the land.

The HCC thanked Mr. Moseley for his attendance.

### *Board of Selectmen – Tom Dufresne*

T. Dufresne noted that the Selectboard has yet to officially appoint a HCC liaison. Paul Armstrong is the likely candidate.

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

T. Davies reported that as of December 31, 2021, the HCC account balance was \$1,928,456, of which \$10,000 is held in stewardship reserve, and the remaining balance is available as cash.

T. Dufresne had been informed that at the Selectboard's meeting on January 24, 2022, Land Use Change Tax bills would be issued in the amount of \$399,310, which will be coming to the HCC. Some of the accumulated funds will be used towards the Burton and Law properties if the HCC votes to approve the expenditures after the Public Hearing. C. Cain noted that the LUCT had come from development on the Liz Woods, Cutter Place, Federal Hill Estates and other subdivisions.

## NEW/CONTINUING BUSINESS

### *Rideout Road Property, MBLU Kane Conversation Proposition for– Tom Dufresne*

T. Dufresne suggested that the board approve the services of Kane Conservation due to the price being very reasonable, at \$1,850 (where it has been \$1,500 in the past) for the project and that they have done good work in the past for the Town of Hollis. It will take one year to compile all the data. Members agreed that the quality of work provided by Christopher Kane in the past has been good, and members do not see any issues with this proposal.

*T. Davies motioned to approve the proposition to use HCC funds to gain an ecological inventory of the Rideout Road property via Kane Conservation. P. Edmunds seconded. Voting in favor were T. Dufresne, T. Davies, P. Edmunds, K. Bridgeo, J. Plummer, and B. McQuilkin; none opposed or abstained. The motion to support this project was approved by a vote of 6-0-0.*

### *Burton and Law Properties – Tom Dufresne*

Discussion took place on the Burton and Law properties with the conversation mainly focusing on the cost per acre at each property; Burton's being priced at approximately \$26,000 per acre. Law's at \$12,300 per acre.

62 **MINUTES**

63 *T. Dufresne made the motion to accept the public minutes of the December 1, 2021 meeting as written; seconded by P.*  
64 *Edmunds. Voting in favor were T. Dufresne, T. Davies, K. Bridgeo, P. Edmunds, J. Plummer, and B. McQuilkin, none*  
65 *opposed or abstained. The motion to approve the public minutes passed by a vote of 6-0-0.*

66  
67 *T. Dufresne made the motion to accept the non-public minutes of the December 1, 2021 meeting as written and to keep*  
68 *them sealed until voted to release; seconded by P. Edmunds. Voting in favor were T. Dufresne, T. Davies, K. Bridgeo,*  
69 *P. Edmunds, J. Plummer, and B. McQuilkin,; none opposed or abstained. The motion to approve the non-public minutes*  
70 *passed by a vote of 6-0-0.*

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72 C. Cain noted that the December 20, 2021 minutes were unavailable at meeting time. Approval of the minutes is tabled until  
73 February 2, 2022.

74  
75 **PUBLIC COMMENT**

76 Joe Garruba asked if information on both the Law and Burton property purchases would be available prior to the Public Hearing  
77 scheduled for February 2, 2022. T. Dufresne responded that not all of the final documents would be available prior to the public  
78 hearing as some were dependent on the public hearing. T. Dufresne will have summaries for both properties available shortly  
79 and will provide to J. Garruba.

80  
81 **RECESS**

82 *C. Cain requested a five-minute recess. T. Dufresne motioned to recess for 5 minutes before Non-Public session, seconded by J.*  
83 *Bruneau. Voting in favor were T. Dufresne, T. Davies, K. Bridgeo, P. Edmunds, J. Plummer and B. McQuilkin; none opposed or*  
84 *abstained. The motion to approve the non-public minutes passed by a vote of 6-0-0.*

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86 **NON-PUBLIC SESSION**

87 *T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisitions under RSA 91-A:3, II (d); seconded*  
88 *by T. Davies. T. Dufresne polled the members; voting in favor were T. Dufresne, T. Davies, P. Edmunds, K. Bridgeo, J. Plummer*  
89 *and B. McQuilkin; none opposed or abstained. The HCC entered into Non-Public Session at 7:35 pm.*

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91 **RETURN TO PUBLIC SESSION**

92 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to release,*  
93 *seconded by T. Davies. T. Dufresne polled the members; Voting in favor were T. Dufresne, T. Davies, K. Bridgeo, P. Edmunds,*  
94 *J. Plummer and B. McQuilkin; none opposed or abstained. The HCC concluded Non-Public Session at 7:46 pm.*

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96 **ADJOURNMENT**

97 *T. Dufresne motioned to adjourn the meeting, seconded by T. Davies. Voting in favor were T. Dufresne, T. Davies, K. Bridgeo,*  
98 *P. Edmunds, J. Plummer and B. McQuilkin; none opposed or abstained. The motion to adjourn passed by a vote of 6-0-0, and*  
99 *the meeting adjourned at 7:47 pm.*

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101 Respectfully submitted,  
102 Amiee Ledoux  
103 Staff