

Hollis Conservation Commission

Minutes of the August 17, 2022 Meeting

Approved September 7, 2022

Regular Members: Tom Dufresne, Thom Davies, Mark Post, Paul Edmunds, Joe Connelly
Alternate Members: Peter Band, Laura Bianco
BOS Representative: Paul Armstrong
Guests: Bill Moseley, Planning Board Chair

The meeting was called to order at 7:00 pm by T. Dufresne.

T. Dufresne appointed L. Bianco to vote in J. Bruneau's place and P. Band to vote in K. Bridgeo's place.

BOARD AND COMMITTEE UPDATES

PLANNING BOARD UPDATES – *Bill Moseley*

B. Moseley shared that there were originally 3 cases scheduled for the August 16, 2022 Planning Board (PB) meeting. The first was tabled as the new plans were not brought in on time, so as a result the applicant will return in September to present the proper plans. The second case was a lot line relocation and was withdrawn completely by the applicant.

The third case deals with a 45-acre lot off of Witches Spring Road. The property owner Marie Chamberlain would like to build homes on the property with 10 acre lots on the south side of the road. B. Moseley made note that the road off of which the property would be accessed was a discontinued town road. The application was tabled until the site walk, which is taking place on September 20, 2022 at 5 pm where discontinued Mooar Hill Road meets Witches Spring Road. B. Moseley invited the HCC out to the site walk.

Discussion took place on the road and a possible subdivision.

P. Band asked about the Orde project. B. Moseley shared that the Orde project was basically an old stone quarry that is in the works of being turned into 13 house lots. B. Moseley clarified that they are still at the design stage and there will be another public hearing on that case in the future before any plans are made.

TREASURERS REPORT – *Thom Davies*

There are no updates on the treasurer's report at this time.

SELECTBOARD UPDATES – *Paul Armstrong*

The Selectboard agreed to pay for half of the survey for the Burton land adjacent to the Transfer station, which they will purchase from the HCC. The BOS will pay for half and the other half will be paid for by HCC. There will be a warrant article for the purchase of the land.

NEW AND CONTINUING BUSINESS

BURTON LOT SURVEY, ROCKY POND RD, MBLU 017-013-001

T. Dufresne shared that the estimate he received from Meridian Land Services was \$5,400 for the Burton Property survey, but that they usually charge around \$1,000 more than the estimate. Discussion took place on what the actual survey will include and how the lot lines will be drawn.

ROCK FARM PROPERTY

T. Dufresne shared that they signed an agreement with the Rock Brothers after three years of back-and-forth negotiations. T. Dufresne thanked Paul Edmunds and thanked Craig Birch for all their hard work. The HCC will need to delineate the five-acre lot where the house and barn are located.

P. Armstrong asked what the agreement was with the Rock Brothers. T. Dufresne replied that it was a preliminary purchase and sale agreement, meaning that they agreed to the price. There will be a public hearing and T. Dufresne will speak with the BOS about it, then the papers can be drawn up.

P. Band asked if they could hear the terms of easement that were agreed upon. T. Dufresne replied that the easement was very strict with no public access while the Rock Brothers remain in residence.

Discussion took place on whether the easement was in perpetuity. P. Edmunds clarified that the easement is in perpetuity, so there will be no development of the land even after the Rock Brothers pass, and if the land would be purchased by another buyer because the easement is in the deed.

63 M. Post summed it up that the HCC bought the development rights. T. Dufresne shared that it was about \$2,100 per acre at
64 265 acres, with the total being \$550,000.

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66 Discussion took place on selling the property, the concession that the HCC made, and if there would be trails for public usage
67 after the Rock brothers pass.

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69 Discussion took place on the date of the public hearing for the Rock Property.

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71 T. Dufresne received an estimate of \$8,750 for the survey of the Rock Brother's land.

72 *T. Dufresne motioned to contract Meridian Land Services to survey the Burton and Rock properties for the estimated*
73 *amount. Seconded by P. Edmunds. Voting in favor were T. Dufresne, T. Davies, M. Post, P. Edmunds, L. Bianco, P.*
74 *Band, J. Connelly. Motion carried by a vote of 7-0-0.*

75 76 WOODMONT LEGISLATIVE TOUR

77 Discussion took place on the success of the event.

78 *T. Dufresne motioned to expend \$120 for the mowing that took place for the event by New Hampshire Greenscapes.*
79 *Seconded by P. Edmunds. Voting in favor were T. Dufresne, T. Davies, M. Post, P. Edmunds, L. Bianco, P. Band, J.*
80 *Connelly. Motion carried by a vote of 7-0-0*

81 82 HANNAH DRIVE OPEN SPACE

83 Discussion took place on the removal of a trampoline due to a concerned neighbor.

84 85 OLD HOME DAYS

86 T. Davies paid for the booth. Discussion took place on what the theme of the booth would be. T. Davies shared that he would
87 like to take a bit of a break from running the booth due to some other commitments that he has made recently.

88 89 BULBS FOR SCHOOL

90 J. Connelly shared that last year's project to donate bulbs to the Hollis schools for outdoor projects was a major success.
91 Discussion took place on the type of bulbs used and if the High school would be interested in this project.

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93 *J. Connelly motioned to expend an amount not exceeding \$1,000 on bulbs for the schools. Seconded by L. Bianco.*
94 *Voting in favor were T. Dufresne, T. Davies, M. Post, P. Edmunds, L. Bianco, P. Band, J. Connelly. Motion carried*
95 *by a vote of 7-0-0*

96 97 MINUTES

98 *T. Dufresne made the motion to accept the public minutes of the July 20, 2022 meeting as written; seconded by*
99 *Mark Post. Voting in favor were T. Dufresne, T. Davies, M. Post, P. Edmunds, L. Bianco, P. Band, J. Connelly.*
100 *Motion carried by a vote of 7-0-0.*

101
102 *T. Dufresne made the motion to accept the non-public of the July 20, 2022 meeting as written; seconded by Mark*
103 *Post. Voting in favor were T. Dufresne, T. Davies, M. Post, P. Edmunds, L. Bianco, P. Band, J. Connelly. Motion*
104 *carried by a vote of 7-0-0.*

105 106 ADJOURNMENT

107 *T. Dufresne made the motion to adjourn the meeting; seconded by Mark Post. Voting in favor were T. Dufresne, T.*
108 *Davies, M. Post, P. Edmunds, L. Bianco, P. Band, J. Connelly. Motion carried by a vote of 7-0-0*

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110 Meeting adjourned at 7:52 pm.

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112 Respectfully submitted,
113 Amiee LeDoux,
114 Staff