

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

January 4, 2023

Approved February 15, 2023

Regular Members Present: Tom Dufresne, Joseph Connelly, Karen Bridgeo, Thomas Davies, Mark Post
Alternate Members Present: Bernadette McQuilkin, Laura Bianco, LeeAnn Wolff
BOS Liaison: Paul Armstrong
Staff Present: Connie Cain
Guests: Bill Moseley, Planning Board Chair

Meeting was called to order at 7:00 pm.

BOARD & COMMITTEE UPDATES

Planning Board – Bill Moseley

Planning Board (PB) Chair B. Moseley updated the recent activities of the PB.

- 1.) Conceptual Review for Lone Pine Hunters Club (LPHC) to subdivide the remaining lot of 93.6 acres into 12 house lots and the LPHC lot of 58.2 acres. A site walk has been scheduled for January 7, 2023 at 9:00 am, and the HCC is welcome to attend.
- 2.) Zoning and Planning Changes to the Town Ordinances, as follows:
 - a.) Updating language for drainage requirements to be part of the subdivision regulations;
 - b.) Updating language for both vacant and improved lots in the Wetland Overlay Construction Zone (WCO) so that they are treated equally.
 - c.) Housing for Older Persons. There are currently 3 developments under this section of the Ordinance. The recommendation is being made to place a moratorium on further developments.
 - d.) Rural Land Zone changes to the front yard setbacks from 50 feet to 100 feet setback from the road.
 - e.) Sign Ordinance changes in order to be compliant with US regulations that sign content is neutral.The specific language on these changes can be found at www.hollisnh.org

Treasurer's Report – Thom Davies

As of December 31, 2022, the HCC account balance was \$654,328.31, of which \$10,000 is in Steward Reserve, leaving an available balance of \$644,328.31. This updated balance reflects payments to parties for the Rock Farm Conservation Easement being closed in December 2022.

T. Davies asked if any additional LUCT has been issued; C. Cain stated that \$75,000 is to be issued on January 9, 2023, but that is all at the moment. She does not expect to see the amount of building occurring as did in 2021.

There were no updates from the Board of Selectmen or the Law Property subcommittee at meeting time. M. Post stated that a site walk was conducted with Kyle Quigley on the Law property recently and a report should be forthcoming.

TOWN COMMON TREE REPLACEMENT

T. Dufresne stated that Joe Garruba was due to attend this evening's meeting, unfortunately, he is unable to attend. He did send his presentation via email to the HCC members for review.

B. McQuilkin has obtained quotes from 2 different arborists/landscapers, which had been previously emailed to members. T. Dufresne spoke to these quotes; he did not feel that one of the quotes had as much detail as he would have liked. T. Dufresne would like to table further discussion, as at the November 16, 2022 meeting, members were undecided on the matter. B. McQuilkin briefly discussed the quotes, and felt that these could assist the Selectboard with a warrant article if they decided to move forward.

WINTER SEMINARS

T. Dufresne thanked K. Bridgeo and B. McQuilkin for their work in making the Winter Seminars program a reality. The first of the seminars is to take place on Tuesday, January 10, 2023 at the Lawrence Barn, with Doug Tallamy presenting "The Little Things That Run the World" via Zoom. 20 people have signed up to be in person; another 26 have signed up to view the presentation online.

The schedule and sign-up can be found at <https://2023winterseminarserieshollisnh.as.me/schedule.php>

K. Bridgeo asked members to email the sign-up information to friends and family. L. Wolff suggested that a moderator be chosen for the seminar to address in person questions, etc. James Plummer will be running tech for the seminar.

OTHER BUSINESS/ANNOUNCEMENTS

Monthly Meeting Schedule – Tom Dufresne

T. Dufresne stated that he has been asked to limit the HCC meetings to once a month. He would like members to consider this and limit the meetings to the third Wednesday of the month. After some discussion, the HCC was split in this consideration. T. Dufresne noted that the HCC only meets once a month in June, July, August and December. C. Cain suggested that the HCC conduct a trial period, as many times meetings are cancelled due to weather, and things pick up again in the spring. After further discussion, this was agreed, and meetings will be held on February 15th and March 15th, with the time slots to remain open for the HCC if the first Wednesday meetings need to be held. C. Cain will communicate this to the Town Administrator's office.

(T. Davies left at 7:27 pm.)

Annual Town Report- Mark Post

M. Post had resubmitted the draft of the HCC's Annual Report to members, he felt it was ready to go to the Town Hall staff as requested; all in favor of submitting.

Expenditures – Tom Dufresne

T. Dufresne had received bills from Meridian Land Services for surveys of both the Burton property on Rocky Pond Rd, and for the Rock Farm property. Previously, the HCC had voted to expend up to \$8750 for the Rock Farm, the final bill is \$9083.05. No previous motion to expend for the Burton property had been made.

T. Dufresne motioned to approve expenditure of \$878.80 to Meridian Land Services for the survey work on the Burton property; seconded by M. Post. All in favor, none opposed or abstained, and the motion carried by a vote of 4-0-0.

T. Dufresne motioned to approve expenditure of \$333.05 to Meridian Land Services for the survey work on the Rock Farm properties, MBLU 037-011 & 037-0121, which is in addition to the \$8750.00 previously approved at the August 17, 2022 meeting; seconded by M. Post. All in favor, none opposed or abstained, and the motion carried by a vote of 4-0-0.

Stefanowicz Site Walk – Tom Dufresne

A site walk on the Stefanowicz Farm lease area, to review the recent timber harvest, will be held on Thursday, January 12, 2023 at 2:00 pm. Members should dress appropriately for the weather and wear sturdy boots, as it is muddy.

Vadney Lot, 6 Nartoff Road, MBLU 020-022-003

Mr. Vadney has proposed a change in the previously approved driveway to make it a "turnaround" driveway (see the October 7, 2020 minutes for the original Expedited Minimum Impact Wetlands Permit discussion). The HCC is not in favor of any proposed changes that may further impact the wetland or the buffer. (Staff Note: Mr. Vadney and/or his representative will be attending the February 15th meeting. CC.)

Amherst Conservation – Joe Connelly

J. Connelly announced that he and T. Davies will be attending the January 11, 2023 meeting of the Amherst Conservation Commission, as they have done previously. If anyone else wants to attend, please let J. Connelly know.

MINUTES

T. Dufresne motioned to accept the public meeting minutes of December 7, 2022, as written; seconded by J. Connelly. All in favor, none opposed or abstained, and the minutes were approved by a vote of 4-0-0.

The Non-Public Minutes were tabled as they are not ready for distribution. The tape recorder has been misplaced, and M. Post will create the minutes from his notes for the next meeting.

NON-PUBLIC SESSION

T. Dufresne motioned to go into non-public session; seconded by M. Post. All members in favor, none opposed or abstained. Motion carried 4-0-0, and the HCC entered into Non-Public session at 7:45 pm.

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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 J. Connelly. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 4-0-0. The HCC concluded Non-Public Session at 8:03 pm.

ADJOURNMENT

T. Dufresne motioned to adjourn the meeting; seconded by M. Posts. All in favor, none opposed, none abstained. Motion carried 4-0-0, and the meeting adjourned at 8.04 pm.

Respectfully submitted,
Connie Cain
Staff