

**Hollis Conservation Commission
Minutes of the March 1, 2023 Meeting
Approved March 15, 2023**

Regular Members Present: Tom Dufresne, Mark Post, Paul Edmunds, Karen Bridgeo, Thom Davies, Peter Band
Alternate Members Present: Laura Bianco, Bernadette McQuilkin, James Plummer
BOS Liaison: Paul Armstrong
Staff: Connie Cain
Members of the Public: Jason Bolduc, Meridian Land Services; Liliana Arcidy, Property Owner; Unnamed Contractor

T. Dufresne called the meeting to order at 7:00pm. T. Dufresne appointed B. McQuilkin to vote in the absence of Joseph Connelly.

**WETLANDS BUFFER IMPACT, CONSTRUCT SHED/BARN IN WETLANDS BUFFER
5 North Pepperell Road, MBLU 013-006, Liliana S. Arcidy Revocable Trust**

J. Bolduc presented the plans for a 600 square foot (sf) shed in the wetlands buffer; the shed is to be a “potters shed” and situated on a gravel base/pad. The front of the yard is landscaped, in the rear of the building is the propane tank and generator. The intent of the backyard is for continued hay production and future horse use. T. Dufresne asked why the proposed impact area was so large for that size shed, 7000 sf for a 600-sf shed. J. Bolduc explained that due to the water table, the construction site for the house needed to be raised; part of the disturbed area to be restored was part of that area.

P. Armstrong asked if they had gotten a permit to fill in the wetland buffer. L. Arcidy responded that they had hired a landscape architect who was informed a wetlands permit was needed, but he did not obtain one. The pad was placed in the buffer, and they didn’t find out about the lack of a permit until after it was disturbed.

T. Davies asked if L. Arcidy had horses presently; no, but her neighbor, Nathan Armstrong, did and has been haying the field for a number of years. She would like to continue to the use. She further stated that the land is very wet and “squishy”; she did not feel there was anywhere else to place the shed. The use would be for garden tools only. T. Dufresne shared concerns about future owners of the property and how that would potentially change the water quality in surrounding properties.

P. Armstrong concerned that the wetlands buffer had been disturbed/filled in without a permit. (J. Bolduc’s response could not be heard due to overtalking.) M. Post asked if the shed could be put directly behind the house outside the buffer. J. Bolduc shared that their reasoning for the current placement was usage and accessibility. (Again, J. Bolduc’s response was not able to be heard due to overtalking.) T. Dufresne asked about an extension off the garage; there is a stairway/windows in the way. P. Edmunds asked if the base of the shed would be gravel. J. Bolduc responded yes. Discussion took place on the placement of the shed and the water table, along with future wetland issues.

Members felt that the shed could be placed elsewhere on the property, and not entirely in the wetlands buffer. The HCC asked the applicant if they would like them to vote this evening or table the matter until March 15th, when a revised plan could be submitted. J. Bolduc felt that the matter could be tabled, pending revisions. The discussion was tabled until March 15, 2023.

Liliana Arcidy, Jason Bolduc, and unnamed person left the meeting at 7:20 pm.

COMMITTEE AND BOARD REPORTS

BOARD OF SELECTMEN UPDATE – Paul Armstrong

P. Armstrong stated that he had brought up the issue of potential Per- and Polyfluorinated Substances (PFA’s) in a private well with the Selectboard; the Selectboard felt that those cases are between the owner and the state. T. Davies shared that while the Town might not be able to be involved in the private well cases, that the HCC should educate the public that there are possibilities of PFAS. Discussion took place on the number of cases, where the PFAS might be coming from, and approaches to best sharing proper information with the public.

M. Post volunteered to talk to the Selectboard. J. Plummer shared that they could speak to the NHDES to have a representative come and speak to the HCC about PFAS. P. Band volunteered to go to the Selectboard meeting as well.

P. Band motioned to send the NH DES link on PFA’s to the Selectboard for inclusion on the HCC’s website; seconded by K. Bridgeo. All in favor, none opposed or abstained, and the motion carried by a vote of 7-0-0.

There were no Planning Board or Law Subcommittee updates, or Treasurer’s Report available at meeting time.

63 **NEW AND CONTINUING BUSINESS**

64
65 EXPENDITURES

66
67 2022 Monitoring Reports from Chris Kane have been received, along with the invoice.

68 *T. Dufresne motioned to pay Chris Kane \$1600 for the 2022 Monitoring Reports as submitted; seconded by M. Post.*
69 *All in favor, none opposed or abstained, and the motion carried by a vote of 7-0-0.*
70

71 Meridian Land Services has submitted a bill in the amount of \$2706.50 for work down on the Burton Property at MBLU 017-
72 013-001.

73 *P. Edmunds motioned to pay Meridian Land Services \$2706.50 for work done on the Burton Property, as detailed*
74 *in the invoice; seconded by M. Post. All in favor, none opposed or abstained, and the motion carried by a vote of 7-*
75 *0-0.*
76

77 WINTER SEMINAR SERIES

78 K. Bridgeo shared that they had over 600 people in attendance throughout the course of the seminar series. Discussion took
79 place on sharing the seminar videos with other conservation commissions. J. Plummer noted that he has posted the first two
80 seminar videos online; the third is forthcoming. B. McQuilkin circulated a news article she wrote with J. Plummer regarding
81 the seminar series; this will be submitted to Hollis Brookline News Online. At the request of T. Dufresne, B. McQuilkin
82 agreed to also send this article to the New Hampshire Association of Conservation Commissions. K. Bridgeo, B. McQuilkin,
83 and J. Plummer were thanked for their work on the seminar series. Discussion took place on items that might offered in the
84 summer/fall. The next session will be at the Law property in the field on May 2, 2023.
85

86 TOWN MEETING PRESENTATION

87 M. Post felt that there is some confusion about the payment from the Town to the HCC. He feels that the key message is that
88 when HCC funds are used for Conservation purchases, they can only be used for Conservation purchases, not anything else.
89 If the Town wants to use a portion of the property as a Transfer Station expansion, the HCC must be compensated Fair Market
90 Value for the part that the Town is taking over, in accordance with RSA . The law is clear on this matter, and the Town is not
91 paying twice for the property; the HCC bought the property and the Town is compensating the Town for the area to be used
92 an the Transfer Station expansion. If the Warrant Article fails, the HCC keeps the property until such time that the expansion
93 is approved.
94

95 Discussion continued on the difference between HCC funding, town financing, and the details for how warrant articles are
96 brought to the floor.
97

98 M. Post read his presentation. Discussion took place on any edits to the presentation.
99

100 *M. Post motioned to support the Town acquisition of the Burton property of 4 +/- acres, given as Warrant Article*
101 *#3 on the 2023 Town Warrant; seconded by T. Davies. All in favor, none opposed or abstained, and the motion*
102 *carried by a vote of 7-0-0.*
103

104 STEFANOWICZ TIMBER CUT UPDATE

105 T. Dufresne shared that the cutting had to stop on the Stefanowicz property due to the weather, and that they would be back
106 next winter to finish the timber cut. He also noted various cuts throughout the property. Discussion briefly continued on the
107 timber harvest.
108

109 *(J. Plummer left the meeting at 8:10 pm.)*
110

111 **MINUTES**

112 *T. Dufresne motioned to accept the public meeting minutes of February 15, 2023, as written; seconded by T. Davies.*
113 *All in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*
114

115 *T. Dufresne motioned to accept the non-public meeting minutes of February 15, 2023, as amended; seconded by T.*
116 *Davies. All in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*
117

118 **NON-PUBLIC SESSION**

119 *T. Dufresne motioned to go into non-public session; seconded by P. Edmunds. All members in favor, none opposed*
120 *or abstained. Motion carried 7-0-0, and the HCC entered into Non-Public session at 8:15 pm.*

121 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
122 *release, seconded by M. Post. T. Dufresne polled the members, all members voted to conclude the Non-Public*
123 *session and keep the minutes sealed by a vote of 7-0-0. The HCC concluded Non-Public Session at 8:44 pm.*
124

125 **ADJOURNMENT**

126 *T. Dufresne motioned to adjourn the meeting; seconded by M. Post. All in favor, none opposed or abstained. Motion*
127 *carried 7-0-0, and the meeting adjourned at 8:45 pm.*

128
129 Respectfully Submitted,
130 Amice Le Doux
131 Recording Secretary
132