

Hollis Conservation Commission
Minutes of the April 5, 2023, Meeting
Approved April 19, 2023

Regular Members Present: Tom Dufresne, Paul Edmunds, Joseph Connelly, Mark Post, Karen Bridgeo, Peter Band.
Alternate Members Present: Bernadette McQuilkin, James Plummer, Paul Armstrong
Staff Present: Kevin Anderson, Town Planner; Connie Cain
Others Present: Steven Vadney, Property Owner; Brendan LaFlamme, Abutter

The meeting was called to order at 7:00 pm.
T. Dufresne appointed B. McQuilkin to vote in the absence of Thomas Davies.

**DRIVEWAY REVISIONS within the Wetland Buffer,
Stephen & Shannon Vadney, 6 Nartoff Road, MBLU 020-022-003**

Steve Vadney presented the revised plans he has for the driveway location, changing the driveway from a hammerhead to a circular driveway. The main purpose would be to create better access and a turnaround for delivery vehicles, as he operates a business out of the home. He stated that the reason for the driveway type and location was to benefit his neighbor to the rear of the new house; he did not feel that the revised plan impacted the Rural Character Ordinance. There were some trees removed from the site after consultation with a forester, and he is still working on the clean-up after that. He stated that there would be an additional disturbance in addition to the existing driveway of approximately 500 sf.

T. Dufresne responded that he is not comfortable with this as there are strict rules regarding the buffers as these protect water sources. He felt that this plan should have been presented at the original driveway approval. S. Vadney responded that he had been told by multiple departments prior to his application to the HCC that there would be no issue with this application. Unfortunately, some of these people are no longer with the Town, and the present Planner interprets the rules differently.

P. Edmunds inquired as to the type of driveway material that would be used. S. Vadney responded that the end goal would be to pave it and that he has multiple silt fences, at both 50 and 100 feet, protecting the wetlands from any spillage. He also shared that he would be willing to reinstall the silt fencing at various distances after the driveway is placed, to insure the best wetlands protection.

J. Connelly asked if there were any other locations where the driveway could be placed. S. Vadney stated that to the far left of the house was possible, but not ideal as delivery drivers would have farther to walk to deliver items.

K. Anderson noted that the placement is the issue. S. Vadney could request a variance from the Zoning Board of Adjustment (ZBA). There was some discussion about potential disturbances, delivery from trucks to doors, grading, fill, turn-around areas, and other related items. K. Anderson felt that allowing the proposal would be precedent setting. S. Vadney further discussed the Rural Character Ordinance, stating that he thought the buffer was to allow for such construction without impacting the view from the street. P. Band corrected him, stating that the wetland buffer is to protect water resources.

Consensus for the Vadney driveway proposal:

B. McQuilkin – No, felt if allowed for one, must allow for all.

J. Connelly – No, does not see a hardship.

T. Dufresne – No, felt there were alternatives to placement without further disturbance of buffer.

P. Edmunds – No, felt as T. Dufresne.

P. Band – No, also agreed with previous comments.

M. Post – No, felt there were alternatives.

K. Bridgeo – No, while she understood the applicant's frustration, the buffers are essentially filtration systems which the HCC is charged to protect.

B. LaFlamme left the meeting at approximately 7:23 pm. S. Vadney left the meeting at 7:28 pm.

BARN CONSTRUCTION

Rachel Madden 2021 Revocable Trust, Scooter's Farm, 25 Woodmont Drive, MBLU 036-004-002 & Vacant Parcel, MBLU 036-004-001

T. Dufresne and his brother, John, walked the property during the last week of March 2023, and felt that the proposed location for the barn was approximately 200 feet outside of the wetlands buffer, so HCC approval is not needed for this project. T. Dufresne stated that no site disturbances had been done, and felt that this is the correct way to approach any potential wetland or wetland buffer impact application, before the work commences.

60 **COMMITTEE AND BOARD REPORTS**

61
62 *Planning Board Update – K. Anderson*

63 K. Anderson shared that there were three cases that the Planning Board (PB) had at their last meeting: Lorenzos Lane, the
64 Silver Lake Flea Market, and a proposed Convenience Store on Runnells Bridge Rd.

65 The Lorenzos Lane extension is still outstanding, as they are still waiting on the State AOT permit.

66 The Runnells Bridge Convenience Store is in process and that it is in the Wetlands Buffer, but that there wasn't any other
67 option for placement on the lot.

68 K. Anderson stated there would be a site walk on the Silver Lake Flea Market site on April 18, 2023 at 5:00 pm.

69
70 *Treasurer's Report – T. Dufresne*

71 In Thom Davies absence, T. Dufresne shared that there is approximately \$750,000 available as cash.

72
73 *Law Property Workgroup – M. Post*

74 M. Post shared that the agricultural assessment is complete, and the workgroup is continuing to pursue the agricultural lease
75 option. Discussion took place on how to get approval for the agricultural lease.

76
77 *Agricultural Committee – M. Post*

78 A meeting is coming up with Trevor Hardy on the Stefanowicz Lease; need to determine what is left for Forestry. The
79 Agricultural Committee felt that a steward should be assigned by the HCC for each leased property, and the following
80 members have volunteered to serve as stewards: P. Edmunds for the Law Property; P. Armstrong for the Stefanowicz
81 Property; and K. Bridgeo for Woodmont West.

82
83 *Election of Officers – T. Dufresne*

84 T. Dufresne tabled Election of Officers until the April 19, 2023 meeting.

85
86 **NEW AND CONTINUING BUSINESS**

87
88 *Silver Lake Management Plan Grant Update - B. McQuilkin*

89 B. McQuilkin shared that there had been 1 recent meeting. The grant application is not due until November 2023, and the
90 group has been split into 3 sub-groups, each working on different items. Both P. Band and J. Plummer were also present.

91
92 B. McQuilkin stated that the group wants to ask the Board of Selectmen to support the grant, and she believes one of the
93 first steps is to ask the Selectmen for \$100,000 to pay for a consultant to pinpoint the problem(s). These funds will be
94 reimbursed once the grant requirements are met. Once the grant is in place, other grants can be requested for mitigation.

95
96 The group will need to schedule another meeting. T. Dufresne stated that the HCC is not in favor of providing the
97 \$100,000, another avenue will have to be explored.

98
99 *Siergiewicz Property – T. Dufresne*

100 T. Dufresne shared that the brush hog vegetation removal will be starting this week; an invasive species treatment would
101 most likely begin in August 2023 and would be mostly paid for by the Moose Plate Grant.

102
103 *Town Meeting Wrap-Up – T. Dufresne*

104 T. Dufresne stated that he will be attending the April 10, 2023 Selectboard meeting, and asked that HCC members also
105 attend if possible. He will be discussing the Budget Committee's statements made at Town Meeting in regards to the HCC
106 funds and the confusion which their comments created.

107
108 P. Armstrong asked why the HCC should be going to the BOS; T. Dufresne shared that the HCC reports to the Selectboard,
109 not the Budget Committee. P. Edmunds noted that the Town and the HCC had an agreement over the Burton property to
110 reimburse the HCC the \$275,000 if the Burton property was purchased by the HCC, due to timing issues. He was skeptical
111 that the Budget Committee wasn't aware of the agreement. Additional discussion took place on the issue, and proposed a
112 mode of action for the HCC after the meeting.

113
114 *Roadside Clean-Up – J. Connelly*

115 J. Connelly would like to confirm May 6, 2023, as the roadside clean-up date, as it does not surround Spring break and he
116 had already cleared it with Joan Cudworth, DPW Director. Members were in agreement with the date.

117
118 J. Plummer has updated last year's flyer, K. Bridgeo will oversee posting the flyer on social media, and the Scouts lined up
119 for that date, Leia Medina has reached out to J. Connelly, but he had yet to contact other organizations as he doesn't not yet

120 have their contact information. He also shared that he needed the bags, tent, and vests, which T. Dufresne volunteered his
121 materials for that.

122
123 *Upcoming Seminar Series – B. McQuilkin*

124 B. McQuilkin shared that she had 14 people sign up for the seminar and discussed the logistics of the seminar. This seminar
125 will be in the field on the Law Property.

126
127 *Conference & Workshops Offered – T. Dufresne*

128 T. Dufresne noted that there are a number of upcoming conferences, workshops and educational experiences, which have
129 been emailed to members. He highly recommended that someone attend the AoT Permit training for better understanding of
130 the process.

131
132 **MINUTES**

133 *T. Dufresne motioned to accept the public meeting minutes of March 15, 2023, as written; seconded by J. Connelly.*
134 *All in favor, none opposed or abstained, and the minutes were approved by a vote of 6-0-0.*

135
136 *T. Dufresne motioned to accept the non-public meeting minutes of March 15, 2023, as amended; seconded by J.*
137 *Connelly. All in favor, none opposed or abstained, and the minutes were approved by a vote of 6-0-0.*

138
139 **NON-PUBLIC SESSION**

140 *T. Dufresne motioned to go into non-public session; seconded by P. Edmunds. All members in favor, none opposed*
141 *or abstained. Motion carried 6-0-0, and the HCC entered Non-Public session at 8:05 pm.*

142
143 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
144 *release, seconded by M. Post. T. Dufresne polled the members, all members voted to conclude the Non-Public*
145 *session and keep the minutes sealed by a vote of 6-0-0. The HCC concluded Non-Public Session at 8:29 pm.*

146
147 **RETURN TO PUBLIC SESSION**

148 *P. Edmunds motioned to approve the expenditure of \$200.00 to Atty. Thomas Quinn to research the matter discussed*
149 *in non-public session; seconded by M. Post. All in favor, none opposed or abstained, and the motion was carried by*
150 *a vote of 6-0-0.*

151
152 **ADJOURNMENT**

153 *T. Dufresne motioned to adjourn the meeting; seconded by P. Edmunds. All in favor, none opposed or abstained.*
154 *Motion carried 6-0-0, and the meeting adjourned at 8:30 pm.*

155
156 Respectfully Submitted,
157 Amiee Le Doux
158 Recording Secretary