

# Hollis Conservation Commission

May 17, 2023 Meeting

Approved June 21, 2023

Regular Members Present: Joseph Connelly, Paul Edmunds, Thomas Davies, Mark Post, Tom Dufresne, Karen Bridgeo, Peter Band.  
Alternate Members Present: Bernadette McQuilkin, LeeAnn Wolff, Paul Armstrong  
BOS Liaison: Tom Whalen  
Staff Present: Connie Cain  
Guests: William Moseley, Planning Board Chair; James & Ann Conway, property owners; Jack Law, property owner

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

## **ANN NEMIAH CONWAY REVOCABLE TRUST PROPERTIES PUBLIC HEARING**

*J. Connelly motioned to open the public hearing in accordance with RSA 36-A:5 and RSA 675:7, the Hollis Conservation Commission is conducting this Public Hearing for the purpose of obtaining public input regarding the expenditure of \$1 of conservation funds for an Agricultural Conservation Easement on the properties identified as Hollis MBLU 032-016, containing 14.74 acres on Pine Hill Road, and also Hollis MBLU 032-029-001, containing 10.23 acres on Howe Lane, for a combined 24.97 acres. Both properties are owned by the Ann Nemiah Conway Revocable Trust, James B and Ann N Conway, Trustees; seconded by T. Davies. All members in favor, none opposed or abstained. The motion to open the public hearing carried by a vote of 7-0-0.*

P. Edmunds explained that the Conway's had reached out to him to have an Agricultural Conservation Easement (ACE) placed on the property for the price of \$1.00. He shared that there were approximately 25 combined acres that would be placed under this easement. P. Edmunds gave a brief presentation, showing the properties, the agricultural soils and wildlife habitats, among other items. He showcased the surrounding conservation properties as they would supply wildlife corridors. He stated that the Conway's would continue to own the property along with managing the agricultural aspects of the land, but that the property would be placed under an ACE in perpetuity to prevent any future owner from developing the land, as it would be used for agricultural purposes.

P. Edmunds explained the process of how easements are constructed and thanked the Conway's for their extreme generosity in their contribution to conservation in Hollis.

At the end of the presentation, J. Connelly opened the meeting to public comment.

J. Conway commented that he was very thankful to be able to support A. Conway, his wife, in this decision. A. Conway commented that she was glad to be able to work with the HCC in conserving more land.

P. Edmunds thanked the Conway's once again for their generosity in this matter.

## **PUBLIC HEARING CONCLUSION**

*P. Edmunds motioned to close the Public Hearing for the Ann Nemiah Conway Revocable Trust properties, identified as Hollis Map Block 032-016 and 032-029-001; seconded by P. Band. Members were polled, voting in favor of closing were J. Connelly, P. Edmunds, T. Davies, M. Post, T. Dufresne, K. Bridgeo and P. Band. No member voted against or abstained; the motion carried by a vote of 7-0-0. The Public Hearing was closed at 7:07 pm.*

J. Connelly thanked P. Edmunds for all his work on this project.

## **MOTION TO EXPEND FUNDS**

*P. Edmunds motioned to approve the expenditure of \$1 to the Ann Nemiah Conway Revocable Trust, James B and Ann N Conway, Trustees in exchange for an Agricultural Conservation Easement for the properties known as MBLU 032-016 and 032-029-001, P. Band. Members were polled, voting in favor of the expenditure were J. Connelly, P. Edmunds, T. Davies, M. Post, T. Dufresne, K. Bridgeo and P. Band. No member voted against or abstained; the motion carried by a vote of 7-0-0.*

(Ann & James Conway left at 7:08 pm.)

61 **COMMITTEE AND BOARD REPORTS**

62  
63 **Planning Board Update - W. Moseley**

64 W. Moseley shared that the Planning Board (PB) had discussed updating their subdivision guidelines, along with  
65 updating the Master Plan.

66  
67 They heard one case at 3+5 John's Way regarding a lot line adjustment and addressing a sight line issue. W. Moseley  
68 specified that they would be making sure that the applicant would be adhering to the landscaping rules for this  
69 property and would be coming back for a final on the application.

70  
71 Discussion took place on water retention ponds, drainage, and the possible fees for developers, regarding the  
72 installation of new roads and the cost of upkeep to the Town.

73  
74 P. Edmunds asked about the Toddy Brook trout stream. B. Moseley responded that the PB appealed the Housing  
75 Appeal Board's decision, and the case has been sent to the state level.

76  
77 **Board of Selectmen Update - T. Whalen**

78 T. Whalen shared that the Board of Selectmen was very grateful for the HCC's Roadside Clean-Up Day and that they  
79 were in favor of the 1-year haying contract on the Law property.

80  
81 **Treasurer's Report - T. Davies**

82 In April, the HCC received \$99,240 in revenue, with \$97,500 coming from Land Use Change Tax. The remaining  
83 \$1,552 was received from interest. Expenditures for April were \$8487.85 for surveying work. As of May 10th, 2023  
84 there is \$837,194.60, with \$10,000 in the Stewardship reserve. This leaves \$827,194.60 available as cash.

85  
86 **Law Property Workgroup - M. Post**

87 M. Post noted that the Workgroup has not met since the last HCC meeting. He that it had been proposed to use the  
88 existing 1-year lease document, as had been used previously on other properties, as it has been approved by Town  
89 Attorney Chris Drescher. Discussion took place on the process regarding haying and fertilizer for the property. J.  
90 Law stated that Greg Miller has had an agreement with him to hay the property, Mr. Miller kept the hay as payment  
91 for maintaining the farmed areas; no cash was exchanged, and there was no formal agreement. J. Law had never  
92 received any liability insurance information either; the Town will require this information.

93  
94 M. Post volunteered to update the 1-year lease document for the Law Property. P. Edmunds will discuss the Town  
95 requirements with Greg Miller, and with Town Administrator Lori Radke to make sure that the Town requirements  
96 are met.

97  
98 J. Law also informed the HCC that there is a number of red pine trees in the rear of his house lot. Steve Jambard had  
99 previously offered to cut these trees, but will need HCC permission to go over the HCC land to access. Members did  
100 not feel this would be an issue, but will need to inform Greg Miller prior to the start of the timber harvest.

101  
102 **NEW OR CONTINUING BUSINESS**

103  
104 **Roadside Clean-Up Wrap-Up - J. Connelly**

105 J. Connelly shared that the event was very successful, and thanked T. Dufresne for getting Brewer Landscaping to  
106 assist in the event; P. Edmunds will compose a thank you letter to them. J. Connelly also thanked K. Bridgeo for her  
107 help in sending out "thank you" posts for the various landscaping businesses that helped.

108  
109 Discussion took place on asking other local landscape companies to participate in future events, T. Dufresne  
110 suggested that letters be sent to those companies in advance of the event. T. Whalen spoke to Joan Cudworth, DPW  
111 Director, about having DPW employees pick up the blue bags if left on the side of the road. She stated that it was not  
112 possible this year, due to no notice time, but she offered to have DPW workers assist with removing the bags after  
113 the clean-up next year. She suggested that the HCC cover overtime costs to the workers involved with the project.

114  
115 **Records Digitization Update - K. Bridgeo**

116 K. Bridgeo and M. Post will be working on digitization once again, now that the Winter Seminar Series is over. They  
117 will provide further information at the next meeting.

118  
119 **Burton Property - T. Dufresne**

120 T. Dufresne shared that Craig Birch would be on an adjacent property to the Burton property, and suggested that  
121 they hire him to do a selective timber cut on the Burton property, while he was already nearby.

*P. Edmunds motioned to contract with Craig Birch for a timber harvest on the HCC's "Burton Lot", MBLU 017-013-001, Rocky Pond Rd, seconded by P. Band. All members in favor, none opposed or abstained, and the motion carried 7-0-0.*

**Summer Meeting Schedule - J. Connelly**

J. Connelly suggested that over the summer, the HCC meet on the 3rd Wednesday of June, July, and August. The dates would be June 21st, July 19th, and August 16<sup>th</sup>, 2023. All in agreement.

**Silver Lake Improvement Association – B. McQuilkin**

B. McQuilkin noted that she, James Plummer, and P. Band had given a presentation to the Selectboard about the grant proposal as discussed at previous meetings. The Silver Lake Improvement Association (SLIA) will be meeting with the Selectboard again on May 22, 2023.

**Public Education - B. McQuilkin**

B. McQuilkin suggested a series on educating the public on various water issues. T. Davies suggested having the SLIA booth near the HCC's booth during Old Home Days in September.

**Public Hearing Notice – J. Connelly**

J. Connelly noted that the HCC has received a bill in the amount of \$36.80 for the Conway Revocable Trust public hearing notice posted in the Hollis-Brookline Journal, this is payable to the Nashua Telegraph.

*M. Post motioned to pay this bill as presented; seconded by P. Edmunds. All members in favor, none opposed or abstained, and the motion carried 7-0-0.*

**Beaver Deceiver - T. Dufresne**

T. Dufresne shared that he had been quoted \$1,800 for the Beaver Deceiver, which he shared was a very good price. Discussion took place on the various options in dealing with the beaver problem, and that the beaver deceiver was the best option.

*T. Davies motioned to expend funds up to \$1900.00 for a "Beaver Deceiver" to be installed at the intersection of Plain and Federal Hill Roads, at Horseshoe Pond on MBLU 035-077; seconded by P. Edmunds. All members in favor, none opposed or abstained, and the motion carried 7-0-0.*

(Jack Law left at 7:45 pm.)

**PFAS - P. Band**

P. Band shared that a neighbor of his had found PFAS in their well and noted that the NH Department of Environmental Services (NHDES) has a program to test for PFAS for free. He suggested that the HCC determine methods to share this more publicly. J. Connelly noted there is now a link on the HCC website to the NHDES flyer on PFAS.

P. Armstrong noted that NHDES had previously sponsored a booth at Old Home Days, and suggested that NHDES be invited to participate again, with the focus being on PFAS testing; P. Band agreed. Discussion took place on various options for testing in town and locations for where testing should take place in town.

**MINUTES**

B. McQuilkin requested that a portion of Lines 77-78 be struck out, and that on Lines 84-85 that PFA's be changed to "PFAS".

*J. Connelly motioned to accept the public meeting minutes of May 3, 2023, as amended by B. McQuilkin; seconded by P. Edmunds. All in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*

(W. Moseley left at 7:54 pm.)

**NON-PUBLIC SESSION**

*J. Connelly motioned to enter into non-public session; seconded by T. Dufresne. Members were polled, voting in favor of entering into Non-Public Session were J. Connelly, P. Edmunds, T. Davies, M. Post, T. Dufresne, K. Bridgeo and P. Band; no members opposed or abstaining. The motion carried by a vote of 7-0-0 and the HCC entered into Non-Public Session at 7:55 pm.*

183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195

**RETURN TO PUBLIC SESSION**

*T. Davies motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to release, seconded by P. Edmunds. Members were polled, voting in favor of concluding the Non-Public Session were J. Connelly, P. Edmunds, T. Davies, M. Post, T. Dufresne, K. Bridgeo and P. Band; no members opposed or abstaining. The motion carried by a vote of 7-0-0 and the HCC concluded Non-Public Session at 8:20 pm.*

**ADJOURNMENT**

*J. Connelly motioned to adjourn the meeting; seconded by M. Post. All in favor, none opposed or abstained. Motion carried by a vote of 7-0-0, and the meeting adjourned at 8:21 pm.*

Respectfully submitted,  
Amiee Le Doux  
Recording Secretary