

**Hollis Conversation Commission**  
Minutes of the June 21, 2023 Meeting  
Approved July 19, 2023

Regular Members Present: Joseph Connelly, Thomas Davies, Mark Post, Karen Bridgeo, Peter Band.  
Alternate Members Present: Laura Bianco, Bernadette McQuilkin, Paul Armstrong  
Staff Present: Connie Cain  
Also Present: Bill Moseley, Planning Board Chair; Kevin Anderson, Town Planner

J. Connelly called the meeting to order at 7:00 pm.

J. Connelly appointed P. Armstrong to vote in the absence of Tom Dufresne, and B. McQuilkin in the absence of Paul Edmunds.

**COMMITTEE AND BOARD REPORTS**

**Planning Board Update - B. Moseley**

B. Moseley shared that the Planning Board (PB) had 4 cases and 4 public hearings at their last meeting.

The first case was a scenic road tree trimming application for Merrell Lane, North Pepperell, Flagg, Richardson, Van Dyke, Ridge, and Worcester Roads. B. Moseley shared that Eversource agreed to clean up after the trimming, he also noted that he had made them aware that they need to get the property owners permission to trim if it is not on the easement.

The second case was the convenience store on 88 Runnells Bridge Road that needed considerable changes on the landscaping plans. The PB directed them to Rick Hardy for landscaping changes. The PB tabled the application for the next meeting.

The third case was the Silver Lake Road minor subdivision. B. Moseley shared that the major concern was that there was debris from the various uses of the land, and that the PB made it clear that the debris needed to be cleared out and cleaned up before they would approve the application.

The fourth case was a conceptual review for 35 single family homes on 130 acres between Proctor Hill Rd and Deacon Ln. B. Moseley noted that a conceptual review is mainly to allow the developer to gain an understanding of what is necessary for the application and project. The PB was split on whether or not to categorize this project as a HOSPD or Conventional subdivision as there wasn't enough information yet. The PB has not scheduled a site walk yet, as they are waiting for the design and review stage. B. Moseley shared that when the site walk is scheduled, that the HCC board is welcome to join.

T. Davies asked about an environmental study for the fourth case. B. Moseley replied that at the conceptual stage, the PB can't require an environmental impact study, but that during the design and review stage, they would be requiring that study.

T. Davies shared Beaver Brook's concern about the environmental impact and shared that from the discussion, the HOSPD plan seemed to be better at protecting the wildlife. B. Moseley shared that the PB is focused on finding a good compromise for those involved that would reflect well on all those involved. He also noted that because the project is so early on and that the plans are likely to change.

P. Band asked if the convenience store would be a gas station. B. Moseley replied that there would be no gas station. He also shared that there were very tight restrictions on the project.

**Board of Selectmen Update**

There was no report at this time.

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

T. Davies shared that recently received revenue from the Land-Use-Change-Tax was \$99,000. Expenses for April were \$8,500 along with \$5,500 due to land recording and land acquisition fees. As of the end of May, the HCC has \$833,684.51 cash on hand with \$823,684.51 available for use as \$10,000.00 is set aside in a stewardship fund.

M. Post asked about the interest earned from these funds. T. Davies shared that in May, they received \$2002.51 in interest.

58 **Law Property Working Group Report - M. Post**

59 M. Post shared that he had an initial draft of a shortened template for the lease agreements that was sent out to the group and  
60 was waiting on their responses. He also noted that Paul Edmunds had spoken to Greg Miller regarding the insurance, and that  
61 it was ready. Discussion took place on the lease agreement, costs of the upkeep, and whether or not the quoted cost would be  
62 appropriate for the upkeep of the property.

63  
64 K. Anderson approached the board and shared some background on the costs of maintaining the fields, hay, and fertilizer.

65  
66 **NEW OR CONTINUING BUSINESS**

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68 **Town Tax Deeded Lots - J. Connelly**

69 J. Connelly shared that there were several lots that the HCC could potentially buy from the Town Tax Deeded Lot list. He  
70 asked the board if they wanted to own lots in question. Discussion took place on the various aspects of purchasing the lots in  
71 question, including costs, pros, cons, and possible easements.

72  
73 K. Bridgeo commented that a property off of Farley Rd, abuts HCC land, along with being landlocked and hosting three  
74 bodies of water, would be a good purchasing opportunity.

75  
76 **Burton Property Baseline Report MBLU 017-013-001 - J. Connelly**

77 J. Connelly asked about the mowing on the Burton meadow. P. Band suggested that they ask Craig Birch how often the  
78 interval of mowing ought to be for that property.

79  
80 **Field and Excavator Mowing on Siergiewicz Bill - J. Connelly**

81 J. Connelly shared a bill for mowing the Siergiewicz property and broke down the costs.

82  
83 *T. Davies motioned to approve payment to Daryl Pelletier in the amount of \$5175.00 for the Ludwig Siergiewicz*  
84 *Farm mowing, MBLU 046-051; seconded by P. Armstrong. All members in favor, none opposed or abstained, and*  
85 *the motion to pay carried by a vote of 7-0-0.*  
86

87 **Runnells Bridge Property, Depot Road, Bridge Replacement, MBLU 010-034 - J. Connelly**

88 J. Connelly shared that the bridge is precarious, and needs to be removed or replaced. Discussion took place on having the  
89 Eagle scouts potentially replace the bridge, along with what would happen if the bridge was removed instead of replaced.

90  
91 J. Connelly volunteered to talk to Lori Radke regarding the removal of the bridge; P. Armstrong volunteered to talk to the  
92 Fire Chief regarding the removal of the bridge.

93  
94 (L. Bianco left at 8:05 pm.)  
95

96 **Ludwig Siergiewicz Farm Easements, MBLU 046-051 - J. Connelly**

97 J. Connelly shared that LeeAnn Wolf had expressed great interest in being the Steward of this property, but with her departure  
98 from the HCC there is no steward of the property. He suggested a site walk to take a look at the property now that it has been  
99 mowed and then go from there.

100  
101 **Birch Hill Easements MBLU 028-017 - J. Connelly**

102 J. Connelly updated the board on the easements regarding the Birch Hill property. He shared that he would reach out to Town  
103 Attorney Christopher Drescher to get the easement and review it with the board. He also mentioned that he was made aware  
104 that several property markers were missing from the back of Farley Lane by Craig Birch. J. Connelly also mentioned that  
105 Craig Birch and Tom Dufresne suggested that they hire Meridian Land Services to set the markers and then blaze. Discussion  
106 took place on the pricing of this project.

107  
108 **Old Home Days Planning - J. Connelly**

109 J. Connelly asked about how to reserve a booth. T. Davies volunteered to reserve the booth. B. McQuilkin and T. Davies  
110 volunteered to cover the extra cost of reserving a booth with electricity.

111  
112 B. McQuilkin shared that they had a slideshow they could show. P. Band, T. Davies, and K. Bridgeo volunteered to work  
113 with B. McQuilkin on the booth design and theme.

114  
115 **Silver Lake Watershed - J. Connelly**

116 P. Armstrong clarified that this would be a pre-application and not the actual grant application and suggested that they move  
117 forward with it because when they receive the money from the grant, they can use that to put a study into the watershed

118 associated with Silver Lake. He suggested that they look at the previous studies and verify them. He also mentioned his  
119 concern would be on the \$3,000 in interest that would need to be paid.

120  
121 B. McQuilkin shared that the Silver Lake Improvement Association agreed to put up the \$3,000 for payment on the interest.

122  
123 M. Post shared that the selectboard's concern was that Silver Lake is not owned by the town and the repercussions could be  
124 negative toward the town. Discussion took place on the pre-application process, along with an overview on the full process.

125  
126 *P. Band motioned to support the grant pre-application, as discussed, with the expectation that the Silver Lake*  
127 *Improvement Association will pay any interest; seconded by J. Connelly. All members in favor, none opposed or*  
128 *abstained, and the motion carried by a vote of 7-0-0.*

129  
130 B. McQuilkin mentioned that she had been working with the Silver Lake Improvement Association on a possible flier to hand  
131 out for the town meeting to get ahead of the curve in educating people in the town about the study.

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133 **APPROVAL OF MINUTES**

134  
135 **Minutes**

136 *P. Armstrong motioned to accept the public meeting minutes of May 17, 2023 and the emergency meeting minutes*  
137 *of May 26, 2023 as written; and to accept the non-public minutes of May 17, 2023 and to keep the non-public*  
138 *minutes sealed until voted by the HCC to release, as written; seconded by P. Band. All in favor, none opposed or*  
139 *abstained, and the minutes were approved by a vote of 7-0-0.*

140  
141 **NON-PUBLIC SESSION**

142 *J. Connelly motioned to enter into non-public session; seconded by T. Davies. Members were polled, voting in favor*  
143 *of entering into Non-Public Session were J. Connelly, T. Davies, M. Post, K. Bridgeo, P. Band, P. Armstrong and*  
144 *B. McQuilkin; no members opposed or abstaining. The motion carried by a vote of 7-0-0 and the HCC entered into*  
145 *Non-Public Session at 8:40 pm.*

146  
147 **RETURN TO PUBLIC SESSION**

148 *P. Band motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*  
149 *release, seconded by K. Bridgeo. Members were polled, voting in favor of concluding the Non-Public Session were*  
150 *J. Connelly, T. Davies, M. Post, K. Bridgeo, P. Band, P. Armstrong and B. McQuilkin; no members opposed or*  
151 *abstaining. The motion carried by a vote of 7-0-0 and the HCC concluded Non-Public Session at 9:04 pm.*

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153 **ADJOURNMENT**

154 *J. Connelly motioned to adjourn the meeting; seconded by M. Post. All in favor, none opposed or abstained. Motion*  
155 *carried 7-0-0, and the meeting adjourned at 9:05 pm.*

156  
157 Respectfully Submitted,  
158 Amice Le Doux  
159 Recording Secretary