

Hollis Conservation Commission
Minutes of the February 7, 2024 Meeting
Approved as amended February 21, 2024

Regular Members Present: Joe Connelly, Paul Edmunds, Mark Post, Thomas Davies, Tom Dufresne, Karen Bridgeo;
Alternate Members Present: Bernadette McQuilkin, Kate Rydstrom
Board of Selectmen Liaison: Tom Whalen
Staff: Connie Cain
Presenters: Chad Brannon, Fieldstone Land Consultants; Richard Raisanen, Owner, Raisanen Homes Elite LLC

J. Connelly called the meeting to order at 6:34 pm.

J. Connelly appointed B. McQuilkin to vote in the absence of Peter Band.

COMMITTEE AND BOARD REPORTS

Treasurer's Report - T. Davies

T. Davies shared the report shared what was earned on the CD. As of 1 month, the interest paid was \$1,246.58.

Planning Board Update

No update at this time.

Board of Selectmen Update

T. Whalen had no updates for the HCC at meeting time. J. Connelly shared that he would be attending the next Board of Selectmen's meeting to present Kate Rydstrom as a new alternate member.

HOSPD PLAN PRESENTATION

J. Connelly gave a brief recap of the situation regarding a potential new development in Hollis. He also noted that they could not speak to paperwork that has not yet been filed, such as a wildlife assessment, etc. He further commented that anything shared tonight would be purely informational.

C. Brannon, a civil engineer with Fieldstone Land Consultants, approached the HCC and shared that their process has consisted of working with the planning board to get to the design review stage, which is the current stage. At the last Planning Board (PB) meeting, the PB approved the HOSPD plan presented. He further noted that while the plans have been approved; they are still making efforts to address concerns at adjust the plans to reflect those comments.

He noted that the development plan is for 3 properties coming out to just under 134 acres of land, with 827 linear feet of frontage on Proctor Hill Road, with 100 feet of linear frontage along Deacon Lane. These properties are in the Rural Area Zone, which requires 200 feet of frontage and 2 acres per lot for conventional frontage lots, and 4 acres with 20 feet of frontage for the back lots. He further noted that while these requirements are not necessary for the HOSPD plan, that they were used in the overall density planning for this property.

He shared the topography of the land, including the wetlands, and wooded sections of the properties in question, along with a brief explanation of the surrounding properties, and roads.

C. Brannon clarified that at this point in the plans, they have outlined 35 lots. He explained that the original planning map the HCC has, shows 6,430 sq ft of wetland impacts, which included a wetland crossing. The wildlife expert that consulted on this plan suggested a box culvert crossing, which they are pursuing in their next stage of planning.

He noted that there was some balancing that needed to take place between the wetland ordinances and zoning laws in Hollis, that they are attempting to follow.

He explained that a revision of the first plan was to move Road B to avoid as much of the Wetland Buffer zone as they could. This change brought the overall wetland impact to be 4,190 sq ft. He clarified the individual impacted wetland areas.

T. Dufresne asked if there were any designated Vernal pools.

C. Brannon replied no. He explained that there were no designated pools, however there were 2 areas that had all the characteristics of a vernal pool without the amphibious egg masses.

62 K. Bridgeo asked how they decided who to hire for a wildlife assessment.
63 C. Brannon responded that they hired Peter Spear, who owns Natural Resourcing Services. P. Spear has been approved by
64 the town multiple times prior to this assessment.
65
66 K. Bridgeo asked how long P. Spear had been on site.
67 C. Brannon replied that he had not be out there for a full calendar year, however he addresses in the report that based on his
68 experience, he doesn't feel that would be necessary.
69
70 B. McQuilkin asked if they would be able to determine if the roads will be equally used.
71 C. Brannon replied that they would probably use one over the other more frequently, but that it is important that there are 2
72 roads to follow the laws in town.
73
74 Discussion took place on whether or not there would be 35 lots on the property, and the requirements for that along with a
75 further clarification on the HOSPD. C. Brannon clarified that process for arriving at the 35 lots.
76
77 Further discussion took place on the process that they had taken for the wildlife requirements.
78
79 J. Connelly asked if the open space on the development would remain open for years to come.
80 C. Brannon replied that generally you could not alter or change open space.
81
82 K. Bridgeo asked what machinery would be used for building the roads.
83 C. Brannon replied that they would be using heavy machinery.
84
85 K. Bridgeo commented that since there had already been wildlife disturbance with the clean cutting, if that had been taken
86 into account when weighing HOSPD versus a conventional development.
87 C. Brannon replied that he was surprised the PB had brought up conventional as a realistic option, rather than HOSPD at first.
88 As a result, that had an impact in how they approached the field testing.
89
90 B. McQuilkin asked if houses would be visible from Beaver Brook and how far they would be from the wildlife pond, in case
91 of runoff.
92 C. Brannon replied that it would be more than likely that a few houses would be visible from beaver brook, and that, as a part
93 of the next stages of planning, they will be working on a plan to mitigate runoff. He also noted that they were meeting all of
94 the regulations in terms of setbacks.
95
96 J. Connelly thanked C. Brannon for all his work and transparency.
97

98 **NEW OR CONTINUING BUSINESS**

99 *2024 Roadside Clean-up - J. Connelly*

100 Discussion took place on the best date for the roadside clean-up. They decided Saturday, May 4, 2024 for the clean-up day.
101 T. Dufresne shared that Brewers Landscape Company are willing to do South Merrimack Road.
102

103
104 Discussion took place on strategies for the trash pick-up, and if they could hire the DPW or volunteer to pick up. T. Whalen
105 volunteered to ask Joan Cudworth at the DPW what a quote for the cost to pick-up trash would be.
106

107 **MINUTES**

108 *J. Connelly motioned to accept the public meeting minutes of January 17, 2024, as written; seconded by T. Davies.*
109 *All in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*
110

111 *J. Connelly motioned to accept the non-public meeting minutes of January 17, 2024 as amended, and to keep the*
112 *non-public minutes sealed until voted by the HCC to release, as written; seconded by T. Davies. All in favor, none*
113 *opposed or abstained, and the minutes were approved by a vote of 7-0-0.*
114

115 **NON-PUBLIC SESSION**

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

120 **RETURN TO PUBLIC SESSION**

121 *J. Connelly motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
122 *release, seconded by T. Davies. Members were polled, voting in favor of concluding the Non-Public Session were J.*
123 *Connelly, P. Edmunds, T. Davies, M. Post, T. Dufresne, K. Bridgeo, and B. McQuilkin, no members opposed or*
124 *abstaining. The motion carried by a vote of 7-0-0 and the HCC concluded Non-Public Session at 8:27 pm.*

125
126 **ADJOURNMENT**

127 *M. Post motioned to adjourn the meeting; seconded by P. Edmunds. All in favor, none opposed or abstained. Motion*
128 *carried 7-0-0, and the meeting adjourned at 8:28 pm.*

129
130 Respectfully Submitted,
131 Amiee Le Doux
132 Recording Secretary