

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

May 3, 2017

Approved June 21, 2017

Regular Members: Tom Dufresne, Cathy Hoffman, Mark Post, Thomas Davies, Mary Jeffrey

Selectmen's Representative: Peter Band

Alternate Members: Laura Bianco, Cheryl Quaine

T. Dufresne called the meeting to order at 7:00 pm.

BOARD & COMMITTEE REPORTS

Board of Selectmen: Peter Band updated members on the status of the Howe property. He stated that it has been a slow process and a final agreement has not been reached with the property owner. The primary concern is the usage of the property. He noted that there is still heavy lifting to be done and the outcome is questionable. The Selectmen are looking at the federal funding, which is needed for completion. There are significant concerns that need to be addressed. T. Davies asked if there is a chance the purchase would not go through? P. Band responded that there is a possibility, but he is hopeful that the purchase will be concluded. T. Dufresne noted that the Conservation Commission has committed \$100,000 to this land purchase.

P. Band stated and M. Post confirmed that a local farmer is currently farming the Stefanowicz property without permission from the Town and no lease agreement. The extent of the operation currently is tilling of the soil.

Planning Board: C. Hoffman stated that the next Planning Board meeting is scheduled for 7:00 pm on May 16th. She noted that this coming Saturday, May 6th at 9:00 am, the Board would be conducting a site walk on the Lone Pine Hunter's Club property. The Club is proposing a six-lot subdivision on this site. All lots are 2 acres or more. She explained that the Planning Board waived the HOSPD (Hollis Open Space Planned Development) requirement for this subdivision because they have no plans to develop the remainder of the property. The site walk is considered a public meeting and the public is invited to attend.

C. Hoffman reviewed the Planning Board agenda for the May 16th meeting. In addition to the Lone Pine application, there is a continuing conceptual discussion of the 55+ housing development located off of Silver Lake Road. At the last meeting abutters raised concerns about the number of units proposed (52), increased traffic on Silver Lake Road, screening, and the potential effect on the water supply to their wells. C. Hoffman explained that due to the zoning changes voted on prior to Town Meeting, the density of this type of development was doubled. She stated that the developer is proposing 52 individual units, each with it's own septic. A community well is also proposed to supply water to all of the houses. L. Bianco questioned allowing this density. P. Band explained that the subdivision must also comply with the open space requirements in the ordinance, which means usable land is set aside and cannot be built upon. He added that if the proposal complies with all of the conditions in the zoning ordinance there is no reason to disprove it.

Viking Resources is asking for a change of use for one of its buildings to permit a landscaping company to store equipment at the site on 10 Clinton Drive. C. Hoffman noted that there would be no storage of pesticides or other hazardous materials. The building would be used for equipment storage and possibly non-hazardous materials such as mulch. This location is in the Industrial Zone. The plan is scheduled for acceptance and public hearing.

The last item on the agenda for the Planning Board is for the Montessori School. The school has obtained approval from the Zoning Board for additional uses and has submitted a site plan to the Planning Board for review on the 16th. Changes include the use of the bunkhouse for classrooms. P. Band questioned if the bunkhouse building was usable. C. Hoffman explained that this building would have to pass the state and local safety inspections before it can be used for this purpose. In addition, before the school can open in the fall the landscaping plan must be implemented. She noted that Morin's Landscaping submitted the plan and the Planning Board did approve it. Maple trees will be planted along the front of the property abutting South Merrimack Road. A berm will be created behind the maple trees and pine trees planted on the berm. Students and parents will be planting trees for screening along the north-east side of the property. All of the conditions set by the Zoning Board will be included on the site plan.

Roadside Cleanup: T. Davies reported that the turnout for this year's cleanup was not as good as last year's. He displayed maps comparing what roads were done in 2016 and 2017. He stated that he received thanks from Town employee Steve Glover regarding Tom Dufresne and his brother turning in 14 bags of garbage each. T. Davies stated that there were a page and a half of signups. He thought that there might have been a better turnout if the Conservation Commission banner had been displayed. There was discussion of holding a second cleanup. T.

Dufresne stated that in the past this was done, but commented that it took a lot of time away from other Commission projects.

C. Quaine stated that she thought contacting the Scouts sooner might help increase participation. M. Post questioned emailing reminders to the list of signed up participants. T. Dufresne stated that Connie Cain does send out reminders. T. Davies commented that the HCC used to hand out bulbs as an incentive to participate. He added that this creates a positive experience for participants. He stated that this could be something to think about for next year's event.

Other Business: Members discussed who would be able to represent the HCC at the Monson Village meeting, which is scheduled for Friday, May 19th at 2 pm. Laura stated that she might be able to make that meeting. C. Quaine and T. Dufresne both thought that they would be available to attend.

T. Dufresne stated that on May 20th there is a site walk scheduled for the property donation currently under consideration. C. Quaine stated that she has done research on the property for environmental information. She found a wetland with a stream that runs around the property. She also checked flood maps and abutting properties in the industrial park for potential sites that might affect the property. She did not believe these sites would adversely affect the property.

T. Dufresne stated that he has been informed that prior to being re-appointed, new members (C. Quaine and Joseph Connelly) will be meeting with the Selectmen at their next meeting.

T. Dufresne informed members that a timber cut on the Taylor property brought in \$8,400 dollars, which will be deposited in the General Fund.

APPROVAL OF MINUTES

T. Dufresne moved to approve the public minutes of April 19th, as submitted. T. Davies seconded the motion. The motion carried 8-0.

Approval of the non-public session minutes was tabled to the May 17th meeting.

ADJOURNMENT

T. Dufresne moved and M. Post seconded to adjourn. The motion carried 8-0.

The meeting adjourned at 7:45pm.

Respectfully submitted,
Cathy Hoffman