

# HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

September 19, 2018

Approved October 3, 2018

Members Present: LeeAnn Wolff, Thomas Davies, Cathy Hoffman, Jonathan Bruneau  
Alternate Members: Joe Connelly, Karen Bridgeo  
BOS Liaison: Peter Band  
Staff: Connie Cain

L. Wolff called the meeting to order at 7:05.

## BOARD & COMMITTEE UPDATES

### *Planning Board – Cathy Hoffman*

At the Planning Board (PB) meeting on September 18, 2018, the following items were discussed:

- 1.) Minor subdivision, Siergiewicz Farm, MBLU 047-044-002. This minor subdivision takes the existing 19.86 acre lot and divides into 3 lots total, 2 front lots and a large rear lot with the majority of the wetlands contained on the large lot. This property was previously brought forward at Town Meeting for the creation of recreation fields, but was not approved. Abutters are in favor of the subdivision. 2 new driveways will be created, one on a single front lot, and the other front lot and the rear lot sharing a common driveway. C. Hoffman requested that wetland buffer signs be placed as part of the conditions for approval, and she will make sure this is added to the plan.
- 2.) Minor subdivision, Lovering property, MBLU 025-004. This subdivision was submitted with 5 lots instead of the original 6 lots requested. The biggest issue to the property is drainage, but the plan was approved subject to Zoning Board approval of the proposed drainage as shown on the plan. P. Band asked how the Rural Character Ordinance was enforced; C. Hoffman stated that Doug Gagne, consultant, suggested screening and landscaping which the PB was satisfied with. The houses will be set back from the road, and the screening should allow for the continuation of the “farm” appearance. Wetland buffer signs will also be required. There will be one common driveway servicing the 3 rear lots, to be named “James Way.”
- 3.) Minor subdivision, Buchanan Family Trust property, MBLU 002-028. This property originally consisted of 2 separate lots of records which were merged into one by the present owners in 2003. The owners wish to “undo” the merger, and under existing RSA, must present a subdivision plan to the Town to resubdivide the property. This was approved.
- 4.) Site Plan, Hollis Village Grocery at Four Corners, MBLU 052-006. The owners requested allowing a law office to be constructed in the existing building. There will be no exterior changes, and law office will consist of one person, with one staff member to be potentially added in the future. This was approved subject to Historic District Commission approval.
- 5.) Driveway Cut, Seth Myers property, MBLU 015-071-003. The owner who now abuts the new Lone Pine Lane requested that a second curb cut be allowed to access his property from the new road. This was approved.
- 6.) Ground Mount Solar Array, Kellner Family Revocable Trust, MBLU 035-001. This application was tabled to the next meeting.

The PB has also received the draft Master Plan section for Population and Future Growth, this will be reviewed at the next meeting.

There were no Board of Selectmen or Treasurer’s Report updates available at meeting time.

## OLD HOME DAYS WRAP-UP

T. Davies felt that the event was well attended, and a lot of conversation on invasive species was had with visitors to the booth. T. Dufresne had brought some examples to show visitors, and felt that it was both interesting and educational to both visitors and HCC members to hear the different viewpoints expressed.

## OTHER BUSINESS

### *Pepperell MA Potential Land Fill Site*

P. Band noted that he has received a number of emails from Pepperell MA residents asking Hollis to not allow construction or other vehicles bringing in fill to the site to be allowed to use Hollis roads. While he does not believe that it is possible for Hollis to restrict these vehicles over State roads, he wanted to hear if the HCC had had any further discussion on the matter. C. Cain stated that it had been discussed over the summer, based on information provided by Cheryl Quaine, and the outcome was that it was felt that while the HCC could not do anything formally outside of

its jurisdiction, members could protest the creation of the site via personal correspondence. L. Wolff will ensure that the Nashua River Watershed Association is aware of the concerns expressed. Further discussion occurred on the matter, members will review again for any further action if deemed necessary.

*Land Use Change Tax split – Thomas Davies*

T. Davies asked if members present would be in favor of supporting a Warrant Article to increase the percentage of the Land Use Change Tax (LUCT) received by the HCC at the next Town Meeting. He felt that given the cost of land in Hollis, if the LUCT is the primary source of funds used to protect land, additional funds may be needed. He reminded members that with the dissolution of the Land Protection Study Committee, the HCC is now the primary protector and funding source for these properties. He stated that many other local communities allow more to be retained by their Conservation Commissions, and he felt that Hollis should do the same. P. Band reminded members that should the percentage increase be approved by the Townspeople, it is essentially a tax increase, because the 50% split of LUCT funds goes to the Town's General Fund, and is used to offset property taxes, such as for the recent purchases of land. Discussion continued in regards to the general fund, what it can be used for, when Town vote is required to use funds, and other items related to the same. J. Bruneau asked if there is a list available on what other communities have allowed for the LUCT split and/or the funds that go to their Conservation Commissions. C. Cain noted that the Dept. of Revenue Administration does ask for this information annually via the MS-1, and she will compile a list and email to members. Discussion continued regarding tax rates, Town purchases, and the Town's bond rating.

*Amherst Conservation Commission – Joe Connelly*

J. Connelly stated that he had sat in on an Amherst Conservation Commission (CC) meeting last month. The Bedford CC was also in attendance to discuss some shared trails. He felt that they discussed many of the same items that the HCC also discusses at its meetings, and extended an open invitation to both Amherst and Bedford to attend HCC meetings. He is planning on attending a Brookline CC meeting next month.

*Gardner Properties*

T. Davies announced that long-time resident Herbert Gardner has recently passed. C. Cain stated that the Society for the Protection of New Hampshire Forests had contacted her in regards to transferring the properties into their ownership, as Mr. Gardner was a life estate holder in the George & Millicent Gardner Estate properties. This is in progress, and if any plans for the properties are made public, C. Cain will inform the HCC.

**MINUTES**

L. Wolff motioned to accept the public minutes of the September 5, 2018 meeting as written; seconded by J. Bruneau. All members in favor, none opposed, and the minutes were approved by a vote of 5-0-0.

**ADJOURNMENT**

L. Wolff made a motion to adjourn the meeting; seconded by T. Davies. All members in favor, none opposed, and the meeting was adjourned at 8:05 pm.

Respectfully submitted,

Connie Cain

Staff