

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

December 5, 2018

Approved January 2, 2019

Members Present: Tom Dufresne, Thomas Davies, LeeAnn Wolff, Cathy Hoffman, Mark Post, Jonathan Bruneau,
Alternate Members: Laura Bianco, Cheryl Quaine, Joe Connelly, Paul Edmunds, Karen Bridgeo
BOS Liaison: Peter Band
Staff: Connie Cain

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

BOARD & COMMITTEE UPDATES

Planning Board – Cathy Hoffman

In November, the Planning Board held several site walks for plans under consideration, as follows:

- 1.) Summerside Farm LLC, Bell Lane – the owners have created a landscaping plan that will allow for the solar panels to be screened from Dow Road.
- 2.) Brookdale Fruit Farm, Broad St – they have presented a site plan to expand their warehouses and migrant worker housing.
- 3.) Lawlor proposed subdivision, Pepperell Rd. While they have the State's largest pignut hickory tree on the site, the Planning Board did not have any issues with the subdivision, and it was approved.
- 4.) Older Persons housing, Hollis Flea Market Site, Silver Lake Rd. This project is at a standstill at the moment, due to a number of issues outside of the Planning Board. It is unknown when they will be back.

(P. Edmunds arrived 7:15 pm.)

Treasurer's Report – Thomas Davies

As of November 30, 2018, the HCC had an account balance of \$542,827.18. Accounting for the \$10,000 in stewardship reserve, and \$100,000 for the Howe Fields Conservation Easement, this leaves an available balance of \$432,827.18. Along with the account spreadsheet, D. Padykula, Hollis Finance Officer, stated that the anticipated Land Use Change Tax 50% split should be around \$193,000 for the 2018 year. If this is accurate, the HCC will have an estimated funds balance of \$625,800 +/- at the beginning of 2019.

T. Dufresne stated that he has asked T. Davies to make the presentation at the 2019 Town Meeting in regards to the warrant article asking to raise the HCC appropriation of the LUCT from 50% to 75%.

NON-PUBLIC SESSION

T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (c); seconded by T. Davies. T. Dufresne polled the members, all those present voted to enter into Non-Public session by a vote of 11-0-0. The HCC entered into Non-Public Session at 7:25 pm.

RETURN TO PUBLIC SESSION

T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to release, seconded by P. Edmunds. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 11-0-0. The HCC concluded Non-Public Session at 7:55 pm.

Based on the conversation during non-public session, the following motions were made:

- 1.) T. Dufresne motioned to expend up to \$15,000 for a Phase I Environmental Study to be conducted on the property discussed in non-public session, seconded by L. Wolff. All those present voted in the affirmative, none opposed, and the motion carried 11-0-0.
- 2.) T. Dufresne informed members that the owners had an appraisal conducted, but have not yet shared the results with the HCC. P. Edmunds and T. Dufresne will work with the owners to see if a copy can be obtained. If the owners decline to share the appraisal, the HCC will need to have one created. Per State Law, value must be proven for public funds expended. After some discussion, L. Wolff suggested that, if the owners decline to share the appraisal, they run the risk of the Town having their own appraisal created, which may net a lower value than their own, and the Town would be inclined to favor their own appraisal.

59 T. Davies motioned to expend funds for a property appraisal for the same property, if necessary, of up to \$2000,
60 seconded by J. Connelly. All those present voted in the affirmative, none opposed, and the motion carried 11-0-0.
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- 62 3.) P. Edmunds motioned to authorize the HCC Chairperson to discuss and negotiate, with the Board of Selectmen,
63 the purchase price of the property, with the HCC's contribution to the purchase not to exceed \$450,000, seconded
64 by T. Davies. All those present voted in the affirmative, none opposed, and the motion carried 11-0-0.
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66 **OTHER BUSINESS**

67 *Stefanowicz Farm – Mark Post*

68 M. Post had received a 2-year agricultural bid from an abutter who wished to maintain the area near his house during
69 the bid process. While the owner just wished to maintain the area, and not put it into agricultural production, M. Post
70 thought that abutters might be willing to volunteer with local Land Trusts in maintaining and monitoring properties
71 which the Trusts oversee. The Land Trust(s) would have to vet the individuals to ensure they have adequate education
72 and skills, but it was something that he thought should be pursued.
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74

75 *December 19, 2018 Meeting*

76 After discussion, L. Wolff motioned to cancel the December 19, 2018 meeting, seconded by L. Bianco. All those in favor,
77 none opposed, and the motion carried by a vote of 11-0-0. C. Cain will inform Town Hall Staff.
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79 **MINUTES**

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81 T. Dufresne motioned to approve the non-public meeting minutes of October 17, 2018, as revised; seconded by T.
82 Davies. All those in favor, none opposed, and the minutes were approved by a vote of 11-0-0.
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84 T. Dufresne motioned to approve the non-public meeting minutes of November 7, 2018, as written; seconded by J.
85 Connelly. All those in favor, none opposed, and the minutes were approved by a vote of 11-0-0.
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87 T. Dufresne motioned to approve the public meeting minutes of November 7, 2018, as written; seconded by J. Bruneau.
88 All those in favor, none opposed, and the minutes were approved by a vote of 11-0-0.
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90 **ADJOURNMENT**

91 T. Dufresne made a motion to adjourn the meeting; seconded by M. Post. All members in favor, none opposed, and the
92 meeting was adjourned at 8:15 pm.
93

94 Respectfully submitted,
95 Connie Cain
96 Staff