

# HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

January 16, 2019

Approved February 6, 2019

Members Present: Tom Dufresne, LeeAnn Wolff, Cathy Hoffman, David Connor, Mark Post.  
Alternate Members: Laura Bianco, Joe Connelly, Cheryl Quaine.  
BOS Liaison: Peter Band  
Staff: Connie Cain

Meeting was called to order at 7:03 pm.

## BOARD & COMMITTEE UPDATES

### *Planning Board – Cathy Hoffman*

The Planning Board (PB) met on Tuesday, January 15, 2019. Two items were tabled, and the following items were reviewed:

- 1.) There is only one proposed Zoning Amendment for the 2019 Ballot, which is to amend Section X Zoning Districts, C. Industrial Zone, 1 permitted Uses, as follows: "Indoor sports or fitness businesses including but not limited to batting cages, health clubs, golf driving ranges, and gymnastic clubs."
- 2.) Conceptual Consultation for proposed Workforce Housing on Old Runnells Bridge and South Depot Roads, Raisanen Leasing Corp, owner, MBLU 010-033-001. The developer has proposed subdividing the parcel into 2 lots, one with the existing business/banquet facility, and on the remaining 10.5 acres workforce housing of 30 +/- units. There are specific requirements for Workforce Housing, potential buyers must meet income levels, in addition to limits on the sales price of the homes, and other requirements and/or restrictions. C. Hoffman is concerned about the effect that might be felt by the school districts. As this development is still in the early stages, additional discussion will be had between the developer and the PB.

### *Agricultural Commission – Mark Post*

At the next Agricultural Commission meeting on January 24, 2019, the Commission will be meeting with Adrien Lavoie and members of the Trail Committee to discuss the Woodmont West trail system. M. Post also noted that NRCS Staff Member Heather Foley has left the position, and her replacement will also be in attendance.

At meeting time, there were no updates to the Board of Selectmen or Treasurer's Report available.

## NEW & CONTINUING BUSINESS

### *Ernest Hardy Lot, Baxter Road, MBLU 031-009, 75.9 acres*

At the last Budget Committee meeting in regards to this potential purchase, the Budget Committee requested that the HCC hold the public hearing on the purchase prior to the next Budget Committee meeting on February 4, 2019. With assistance from staff and Chrissy Herrera, Asst. Town Administrator, T. Dufresne was able to schedule the public hearing on Thursday, January 31, 2019 at 7:00 pm in the Community Room. T. Dufresne reminded members that he will need a quorum for the meeting, and asked those available that evening to be in attendance. This meeting will only be for the Public Hearing on the proposed expenditure on the property, and no other business will be discussed. The public notice has been posted to the website and the Town bulletin boards, and will be in the Friday, January 18<sup>th</sup> edition of the Hollis-Brookline Journal.

### *James Pitarys Donation, Lynne Drive, MBLU 004-061, 45.80 acres*

T. Dufresne stated that this donation from Mr. Pitarys is in the last phases of completion. After consultation with Mr. Pitarys, language to restrict gun hunting and snowmobile uses on the property will be added, along with parking areas and access to be shown on the plan and added to the deed. The parking area is proposed for the end of Lynne Drive at the access point, but it is not felt that it will be needed right away. Lynne Drive property owners will also need to be made aware of the potential parking area, and T. Dufresne will be contacting those owners shortly.

As this is a generous donation from a Town resident, a public hearing is not needed, but the Board of Selectmen will have to accept the donation as well as the HCC. Based on an appraisal, the estimated value of the land is about \$660,000. T. Dufresne believes that the property donation can be completed by Town Meeting, and hopes to announce at that time.

60 *Rocky Pond Road parking area, Worcester Mill Pond area, MBLU 022-031*

61 T. Dufresne informed members that he and Brandon Rackcliff of Beaver Brook Association flagged the proposed  
62 parking area, as discussed at the January 2, 2019 meeting. There are pink flags surrounding the area, and he would  
63 like HCC members to view the site prior to the next regular meeting on February 6, 2019. Members can use the address  
64 of 153 Rocky Pond Rd in their GIS to locate the property.

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66 **MINUTES**

67 T. Dufresne motioned to accept the minutes of the January 2, 2019 meeting as written; seconded by J. Connelly. All  
68 members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 8-0-0.

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70 **ADJOURNMENT**

71 M. Post made a motion to adjourn the meeting; seconded by T. Dufresne. All members in favor, none opposed, and the  
72 meeting was adjourned at 7:28 pm.

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74 Respectfully submitted,

75 Connie Cain

76 Staff

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