

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

July 20, 2016

Approved August 17, 2016

Present: Regular Members: Tom Dufresne-Chairman, David Connor-Vice-Chairman Thomas Davies-Treasurer, LeeAnn Wolff-Secretary, Cathy Hoffman, Mark Post;
Alternate Members: Peter Baker, Mary Jeffrey;
Probationary Members: Jon Bruneau, Laura Bianco;
Board of Selectmen, Ex-Officio Peter Band;
Staff: Connie Cain.

Also Present: Paul Edmunds, Chairman, Land Protection Study Committee; Sherry Wyskiel, Chairman, Hollis Trails Committee

The meeting was called to order at 7:00 pm.

NEW & CONTINUING BUSINESS

Stefanowicz Farm Phase I Environmental Study

T. Dufresne had previously emailed members the final study report for review; members felt satisfactory and expressed no concerns with the study.

Moose Plate Grant Program – LeeAnn Wolff

L. Wolff stated that she has been researching this grant program, and felt the grant could provide funds for specific projects. Criteria for grant eligibility includes that funds could be used for “eradication of invasive species,” which could apply to several HCC properties. She further noted that the grant is typically awarded to projects that bring forward public awareness. She wanted to get input on which properties would meet the criteria, and narrow the selection to one. The grant submission deadline is September 15, 2016. Some general discussion of other grant programs and qualifications/criteria also occurred.

The following properties were suggested as possible candidates:

1.) The Siergiewicz Farm, located off Mooar Hill Rd, MBLU 046-051. A management plan was created by Jim Oehler a few years ago, and restoration of the field area was part of the recommendations made, along with a proposed timber cut. The cost for weed eradication was estimated at \$2000-3000 at that time. This property is under the ownership of the Town, and any work to the property would require Board of Selectmen approval.

P. Baker asked if there had been any update to the ownership/stewardship designation to date; at the time of purchase, it was supposed to be assigned to the Forest Committee. P. Band stated that there had been no changes to date. T. Davies suggested that the HCC be appointed as stewards for the property; P. Band will bring to the Selectmen at their next meeting.

2.) The Gelazauskas Preserve, Pine Hill Road, MBLU 038-001. There are two field/meadow areas, the larger is mowed every year or two by a Trails Committee member; the smaller had been cleared out when the Town originally purchased the property, but has not been maintained and should be. This property is managed by the Forest Committee.

3.) Flint Pond and the Flint Pond watershed. After discussion of issues ongoing and ownership, it was felt that as these properties are not primarily Town owned; these properties would not be a suitable HCC candidate.

T. Dufresne motioned to approve the Siergiewicz Farm parcel as the grant proposal candidate; seconded by M. Jeffery. Members voting in favor were T. Dufresne, D. Connor, T. Davies, L. Wolff, C. Hoffman, M. Post, and M. Jeffery; P. Baker abstained. The motion carried with a vote of 7-0-1.

L. Wolff will update the HCC on the grant process at the August meeting.

56 *Old Home Days Planning*

57 L. Wolff had previously emailed members regarding possible themes for this year's booth, with the scavenger hunt
58 being preferred by members. She had attempted to contact the Old Home Days Committee for vendor information
59 but has been unsuccessful to date; T. Davies will provide the contact. She will bring forward a more defined plan at
60 the August meeting.

61
62 T. Davies has reserved the booth, and paid the booth fee of \$15.00. He felt that a good idea for all groups with similar
63 interests, such as HCC, Beaver Brook Association, the Dept. of Public Works Recycling Program, etc., be grouped
64 together to facilitate attendees visiting all booths for maximum impact on those shared interests, such as recycling
65 or water conservation. L. Wolff and T. Davies will collaborate with Beaver Brook Association, and bring forward for
66 additional discussion at the August meeting.

67
68 T. Dufresne motioned to authorize reimbursement of \$15.00 to T. Davies for the booth fee; seconded by M. Post.
69 Members voting in favor were T. Dufresne, D. Connor, T. Davies, L. Wolff, C. Hoffman, M. Post, and M. Jeffery; P. Baker
70 abstained. The motion carried with a vote of 7-0-1.

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72 *Agricultural Commission – Mark Post*

73 The Agricultural Commission has started the process of reviewing the potential agricultural use of the Stefanowicz
74 Farm once the purchase of the property is completed by the Town. The Agricultural Commission would like to see a
75 "working group" be formed from members of both the Agricultural & Conservation Commissions to define the areas
76 and to create a lease for the property, which would also include a Board of Selectmen's representative and a Town
77 Hall staff member. T. Davies asked if a Recreation Committee member should be included; after discussion it was felt
78 not necessary for the agricultural portion of the land. The main focus of the work group is to create a good lease
79 document and that both Commissions have input.

80
81 M. Post felt that the Agricultural Commission should have the guidelines and first meeting scheduled within the next
82 2 weeks. It is not expected that the working group be in place for more than 6 +/- months, but will also depend on
83 the closing date of the property. It is not anticipated that the lease document will be ready for voter input at the
84 2017 Town Meeting. P. Band felt that this was a prudent idea, and reminded M. Post that the Town has bid policies
85 in place for that time when lease bids are requested.

86
87 M. Post asked if any HCC members would be willing to volunteer for this group; J. Bruneau and M. Jeffery
88 volunteered to be the HCC representatives. The HCC will be updated at the August meeting.

89
90 *Conservation Commission Mission Statement Update*

91 At the request of the Town's Administrative Assistant Chrissy Herrera, all Town Boards & Committees have been
92 asked to review and update their Mission Statements as appropriate. A draft version of this edited document was
93 emailed to members for comment and review. The following edits/revisions were suggested:

94 P. Baker suggested replacing the word "preserve" with "protect" or "conserve" as it better fits the definition and
95 scope of the HCC. Agreed by members;

96 L. Wolff suggested removing the word "its" on the third line, as it could be interpreted to mean Conservation
97 Commission properties only. Agreed by members;

98 L. Wolff also suggested replacing "Town Agencies" with "Agencies and Commissions." After further discussion,
99 wording to be changed to "Conservation minded organizations," as this covers all municipal and local agencies.

100 Agreed by members;

101 T. Davies suggested that wording be added to indicate that the HCC serves as an advisory committee to both the
102 Board of Selectmen and Planning Board. Agreed by members;

103
104 L. Wolff will incorporate these changes into the document, and bring back for review at the August meeting.

105
106 **HOWE CONSERVATION EASEMENT UPDATE – RANGER ROAD, MBLU 026-026 & 026-080**

107 P. Baker and P. Edmunds presented the proposed Conservation Easement plan on behalf of the LPSC. The final Town
108 review meeting is scheduled for July 21, 2016. The easement locations were discussed, however, the final review
109 will define these more clearly. Funding of the easement was also discussed, as had been presented at the 2015 Town
110 Meeting; half of the \$600,000 purchase price will come from the USDA Grant program, formerly known as the Farm
111 & Ranchland Grant; \$100,000 is proposed to come from the Selectmen's unexpended Fund balance; \$100,000 from
112 general taxation, and the remaining \$100,000 from the HCC.

114 Once the Town has agreed to the plan and other associated documents, the owner will conduct a final review, and
115 once both parties agreed, the proposal is then sent to the USDA for review and approval as part of the grant process.
116
117 Discussion of trail easement, farm building envelope and future use/sale by the present owner commenced. Not all
118 details have been finalized to date. The proposed trail easement has been modified to enter via the Town property
119 on Louise Drive, but is not shown on the plan. P. Baker stated that the lots will remain as 2 separate lots with 2
120 separate Conservation Easements in the event that the present owner should decide to sell the properties
121 separately. More details will be available after the July 21, 2016 meeting, and the HCC will be updated on the
122 progress at the August meeting.
123

124 **BOARD & COMMITTEE UPDATES**

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126 *BOARD OF SELECTMEN – Peter Band*

127 At the last Board of Selectmen's meeting, the Board discussed the disposition of the Stefanowicz house on Nartoff
128 Road, which is part of the farm purchase. The Board voted that the house should be sold as originally presented. P.
129 Baker asked if a real estate agent or other method of sale has been determined yet; this will not be decided until
130 after the property purchase is completed.
131

132 *PLANNING BOARD – Cathy Hoffman*

133 The Planning Board met on Tuesday, July 19th, and the following items were on the agenda:

- 134 • Montessori School Site Plan review – this was tabled until the next meeting;
- 135 • Birch Lot Line Relocation Plan – this plan was submitted to update the boundaries on the two properties on the
136 north shore of Rocky Pond which are being kept by the Birch family. One of the abutters expressed concerns
137 regarding parking on Hayden Road, which is being investigated by the Birches.
- 138 • Flagg Road Lot Line Relocation, Retter & Snell properties – this plan was submitted to update the boundary line
139 between the two parcels, and to transfer 3.9 +/- acres to the Retter property.
- 140 • Swamp Frogs LLC Site Plan amendment. The amended site plan for the property, aka Wild Salamander Studios
141 on Ash Street, calls for a revision of the driveway to avoid continued public use as a “drive thru” or “turnaround”
142 as there have been some safety concerns. The plan also calls for new landscaping and making the property
143 handicapped accessible; the plan was approved previously by the Historic District Commission.
144

145 *TREASURER'S REPORT – Thom Davies*

146 For the month of June, \$4957 was expended on behalf of the HCC. After these funds were accounted for, this leaves
147 \$10,000 in reserve for stewardship, and \$355,290.68 available for a total balance of \$365,290.68.
148

149 **MINUTES**

150 T. Dufresne motioned to approve the minutes of the June 1, 2016 as written, seconded by T. Davies. Members voting
151 in favor were T. Dufresne, D. Connor, T. Davies, L. Wolff, C. Hoffman, M. Post, and M. Jeffery; P. Baker abstained. The
152 motion carried with a vote of 7-0-1.
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154 **ADJOURNMENT**

155 T. Dufresne motioned to adjourn the meeting; seconded by L. Wolff. All members in favor, none opposed, and the
156 motion carried by a vote of 8-0-0. The meeting was adjourned at 8:15 pm.
157

158 Respectfully submitted,
159 Connie Cain
160 Staff
161

162 *STAFF NOTE: Presentation scheduled on the agenda for this meeting by Ryan Young of the Society for the*
163 *Preservation of NH Forests was not made due to Mr. Young's absence. CC*