

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

April 20, 2016

Approved May 4, 2016

Present: Tom Dufresne, Thomas Davies, Cathy Hoffman, LeeAnn Wolff, Mark Post, Peter Baker, Mary Jeffery, Peter Band-BOS Liaison, Connie Cain-Staff

Also Present: Eliza LeCours, Resident

Meeting was called to order at 7:00 pm.

ROADSIDE CLEAN-UP

L. Wolff and E. LeCours presented the Roadside Clean-up flyer they created; this will be distributed around Hollis. E. LeCours proposed asking the Hollis Elementary Schools if the flyer could be distributed to students to take home and/or include in their newsletter; HCC members agreed and E. LeCours will approach the Schools on behalf of the HCC. She has also posted the event to the various Facebook pages, as per last meeting.

A sign-up sheet was distributed among members for event coverage; E. LeCours stated that Joan Cudworth of the DPW has allocated space at the Transfer Station for the tent/table set-up, but E. LeCours is not sure of the location. She will check with J. Cudworth and inform the HCC; Transfer Station personnel will also be in charge of directing traffic on the day. T. Davies suggested speaking to the DPW Director Tom Bayrd about the DPW picking up the bags from along the road. It was noted the DPW employees do not work on Saturdays, the bags would remain in place until Monday at the earliest, and 90% of the participants already bring the bags to the Transfer Station when they have completed their assignments. After discussion, it was felt that this request was unnecessary. Any participant who could not bring bags back could contact T. Dufresne to arrange pick-up; P. Band also volunteered to pick-up bags on the day if needed.

L. Wolff stated she and E. LeCours had discussed the raffle and how to distribute tickets; it was felt that to keep it simple, all participants who showed up at the Transfer Station to sign up for the event would receive one entry. Some further discussion of participant "gifts" such as seeds, lilac plants, and the like. Further investigation of these items will be conducted as to cost and availability, and will be discussed at the next meeting. L. Wolff and C. Hoffman will also bring baklava and cookies for participants.

E. LeCours will use the existing Roadside Signs and change date and location for this year. T. Davies will obtain the Sign Permit from Town Offices, advise of locations approved, and signs will be placed. Approximately 10 signs will be placed around Town for the event. Discussion briefly centered on the purchase of new signs, as the existing ones are 8-10 years old, and are showing their age. T. Dufresne will research costs and sign types, and report back at a later date. T. Dufresne noted that there is one additional HCC meeting on May 4th prior to the event; any final items can be addressed at that meeting. E. LeCours will also attend.

E. LeCours stated that she will be pursuing both an "Adopt-A-Road" and "Adopt-A-Trash Can" program. P. Baker stated that a "No Sign" policy for these programs would be preferred by the HCC. She will follow up with the HCC at a later date.

(E. LeCours left the meeting at 7:25 pm.)

KINDER MORGAN NATURAL GAS PIPELINE

P. Band received an email during the meeting informing him that Kinder-Morgan had just issued a press release which stated they have suspended any further investigation/work on the proposed natural gas pipeline in Southern New Hampshire. The email quoted a Manchester Union Leader article posted a few minutes prior with the reason for suspension being: "Unfortunately, despite working for more than two years and expending substantial shareholder resources, we did not receive the additional commitments expected... As a result, there are currently neither sufficient volumes, nor a reasonable expectation of securing them, to proceed with the project as it is currently configured." A celebratory cheer was heard from HCC members after this was read aloud.

56 **BOARD & COMMITTEE UPDATES**

57
58 *PLANNING BOARD – Cathy Hoffman*

59 The Planning Board (PB) met on Tuesday, April 19, 2016. Items discussed at this meeting included:

- 60 1.) Hollis Montessori School Expansion Application. As discussed at the last meeting, the Montessori School has
61 submitted a Site Plan to request an increase in student population from 116 to 200; this will also add
62 approximately 6 staff members for a total of 25. Discussion of this application has been continued to the May
63 meeting, as PB members would like a new traffic study conducted and a new septic system plan in place in the
64 event that the existing system should fail; this will be a requirement for the PB approval. C. Hoffman stated that
65 the PB members were also concerned that some of the conditions/restrictions put into place for the original Site
66 Plan approval were either not being followed or had not been done. Abutters have previously complained of and
67 were concerned about after hours events, noise, and other items specifically not allowed per Plan Notes. These
68 items will also need to be addressed.
- 69 2.) Solar System Requirements Review. The draft to the Subdivision Regulations for Visual Impact was discussed,
70 including references to Rural Character Ordinance compliance among other items. Applicants will need to
71 present a Site Plan for ground-mounted systems to show buffers, landscaping, and other standards as required.
72 Size will be limited to one-acre maximum. Additionally, removal of the system, including underground conduit,
73 piping, etc. is addressed. C. Hoffman will continue to update the HCC as discussions progress. (Staff Note: The
74 draft version was available online, but has been temporarily removed per PB Staff. It should be online again
75 after some modifications are made in the near future. CC)
- 76 3.) Douglas Gagne, Chairman, has recently submitted his retirement and resignation notice. He is moving to Nashua
77 for personal reasons, and with this move, he is stepping down as Chair. Along with Ed Makepeace's recent
78 resignation and retirement, this leaves the PB in need of new members. C. Hoffman asked if HCC members knew
79 of anyone that might be interested, and if so, to have them contact Kim Galipeau, Town Administrator, for
80 further information.

81
82 *LAND PROTECTION STUDY COMMITTEE – Peter Baker*

83 The Howe Conservation Easement Appraisal has finally been received; P. Edmunds has the document. Both the LPSC
84 and Sharon Howe, property owner, must review before the appraisal can be released. P. Baker will inform the HCC
85 when this is available. HCC Members agreed that any potential vote to expend funds would be done after the
86 appraisal is available.

87
88 There were no Board of Selectmen or Treasurer's updates available at meeting time.

89
90 **SAVING SPECIAL PLACES CONFERENCE**

91 L. Wolff attended this conference on April 9, 2016 on behalf of the HCC. "Siting Solar: How Do We Choose?" was one
92 of the workshops attended, and included a discussion on how ground-mounted solar panels could be installed on
93 land which had an existing Conservation Easement. She learned a great deal from this particular workshop, as well
94 as other items.

95
96 **OFFICER NOMINATIONS & MEMBER REAPPOINTMENTS**

97 The Board of Selectmen has reappointed the three members whose terms expired March 31, 2016; namely T.
98 Dufresne, L. Wolff, and M. Post. Reappointment letters should be received by those members shortly.

99
100 T. Dufresne opened the floor for the following nominations:

101 Chair. Members unanimously voted to nominate T. Dufresne to continue in this position;

102 Vice-Chair. Members unanimously voted to nominate D. Connor to continue in this position;

103 Treasurer. Members unanimously voted to nominate T. Davies to continue in this position;

104 Secretary. With the passing of Richard Brown in December 2015, this position is now vacant. T. Dufresne nominated
105 L. Wolff to fill this position.

106 With all nominees accepting, the election of 2016 Officers was put a vote.

107
108 C. Hoffman made a motion to appoint the nominees, as listed above, to serve as the HCC Officers for the 2016 Year,
109 with a term beginning on April 1, 2016, and ending March 31, 2017; M. Post seconded the motion. All members in
110 favor, none opposed; the motion carried by a vote of 7-0-0. Results of this vote will be forwarded to the Board of
111 Selectmen.

112 **STEFANOWICZ FARM**

113 T. Dufresne informed members that he and Kyle Gillis, Recreation Director, walked the fields on the property for
114 possible practice fields; it was felt that up to two practice fields could be situated in the hay fields above the stone
115 wall, with a possible third near the house location. The third location would be oriented east-west instead of the
116 preferred north-south; with the combined areas would constituting 4-5 acres total. There is a dirt road that leads to
117 these locations which could be utilized for access to parking areas, but there are drainage and other issues that
118 would need to be considered before final designation. A Site Plan application would also be needed.

119
120 At the last meeting, T. Dufresne asked members to be prepared to make a recommendation to the Board of
121 Selectmen on the disposition of the existing house.

122 M. Post – he did not feel that renting the property would be in the Town’s best interest, due to liability and other
123 issues associated with renting to a private party. He felt the Town should either sell or determine if the house or the
124 site could be used by other Town organizations, such as the Heritage Commission for reconstruction of the Cooper
125 Shop and/or other buildings in storage, or by the Recreation Commission for equipment storage, etc.

126 L. Wolff – agreed that the property should not be rented. Sale would be preferred, but if the house and lot does not
127 sell, then demolish the house.

128 T. Davies – felt that the house would be difficult to sell if practice fields surrounded the house. He also felt that
129 selling the house could be problematic if sold to persons who did not maintain the house and the property, and felt
130 that the value of the surrounding conservation land would not be taken into consideration if the Town chose to sell.
131 He felt that demolishing the house was the best option.

132 T. Dufresne – As the HCC usually buys land or easements, it was also recommended, by Peter Baker, that an
133 environmental study also be conducted on the house lot in addition to the larger land parcel; T. Dufresne agrees
134 with this recommendation as the future of the house lot site is undecided. He also agreed with M. Post’s
135 recommendation that the Town explore possible uses by other Boards/Committees; the building could also be used
136 for restroom facilities. Kyle Gillis stated that the Recreation Commission would need to provide that, and possibly a
137 concession stand as well. The house could possibly fill those requirements, as well as providing storage area.

138 P. Baker – felt that the Town could possibly consolidate the two lots into one if the house was to be demolished, or if
139 to be sold, the Town could submit a lot line relocation plan for the house lot to make it a 2-acre conforming house
140 lot. This would provide some buffer between the house and potential recreation fields. The existing barns on the
141 larger land lot could be utilized by whoever leases the farmland, or be demolished if not needed.

142 C. Hoffman – agreed with P. Baker’s suggestion of lot line relocation if the house and lot are to be sold.

143 M. Jeffery – would like to investigate possible use by other Town Boards/Committees before making
144 recommendation.

145
146 Based on the above comments, T. Dufresne will create a list of recommendations for the Board of Selectmen, and
147 email the draft to members before submitting.

148
149 **NON-PUBLIC SESSION**

150 P. Baker motioned to go into Non-Public session to discuss a potential land acquisition, under RSA 91-A:3, II (d);
151 seconded by T. Davies. All members in favor, none opposed, and the motion carried 7-0-0. The HCC entered Non-
152 Public session at 8:15 pm.

153
154 **RETURN TO PUBLIC SESSION**

155 T. Dufresne motioned to remove from Non-Public session; seconded by P. Baker. All members in favor, none
156 opposed, and the motion carried 7-0-0. The HCC removed from Non-Public session at 8:29 pm.

157
158 **MINUTES**

159 Approval of minutes from the April 6, 2016 meeting was tabled so that staff could recheck recording for the
160 Worcester Mill Pond parking area comments.

161
162 **ADJOURNMENT**

163 T. Dufresne motioned to adjourn the meeting; seconded by T. Davies. All members in favor, none opposed, and the
164 meeting was adjourned at 8:30 pm.

165
166 Respectfully submitted,
167 Connie Cain
168 Staff