

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

March 20, 2019

Approved April 3, 2019

Members Present: Tom Dufresne, Thomas Davies, Cathy Hoffman, Mark Post, Jonathan Bruneau
Alternate Members: Laura Bianco, Cheryl Quaine, Paul Edmunds, Karen Bridgeo.
BOS Ex-Officio: Peter Band
Staff: Connie Cain
Also Present: Kevin Anderson, Meridian Land Services

BROOKDALE FRUIT FARM – Site Plan, 38 Broad St, MBLU 024-002

K. Anderson presented the proposed site plan which includes impacts to the wetlands and wetlands buffer areas. A brief history of the property was given, informing members that the State purchased a conservation easement on the majority of the property. The property includes 7.5 acres which can be utilized for buildings and other associated agricultural activity, such as equipment storage. Brookdale has been a good steward of the land and has continued to work with NRCS on a variety of projects, including creating and maintaining bee habitats. A site walk was held for the Planning Board in November 2018, and T. Dufresne was in attendance. Meetings have also been held with both the Planning Board and the NH Dept. of Environmental Services (DES).

Brookdale wishes to renovate and expand the existing cold storage, warehousing and worker housing to the rear of the existing buildings, along with adding a concrete pad. These expansions will not be visible from Broad Street, and the wetland west of the existing buildings has been delineated. The wetland disturbance will be an estimated 9852 square feet, with the buffer disturbance estimated at 53,986 square feet. A Dredge and Fill application will be necessary, and will be managed in accordance with State standards. With this application, the HCC's input will be sought, and K. Anderson wished to inform and discuss the proposal prior to the final plan presentation.

T. Dufresne stated that an informal site walk was conducted, with M. Post, J. Bruneau and himself present. J. Bruneau asked if there was any planned landscaping in or around the pond and drainage ditches. K. Anderson stated that stormwater regulations require a deep pond, but there is no shelf for wetland plants. Landscaping could be added around the perimeter.

C. Quaine asked if the water source was determined; K. Anderson stated that the existing pond, about 12 inches deep at present, is ground fed, and is currently part of the bee habitat. Discussion continued about the pond. K. Anderson noted that the drainage ditches shown on the plan are manmade and do not need to meet State regulations. K. Anderson stated that Town standards are stricter than the State's standards, and he feels the plan makes improvements to the existing conditions, 100% efficient and provides better utilization of the site.

J. Bruneau asked if a water-oil separator would be on the property; K. Anderson stated that yes, Rick Hardy felt imperative. J. Bruneau asked why is there no interception of the run-off shown for the improvements on the buildings; K. Anderson stated that it was decided to place 6 inch curbing to channel run-off to the pond, modeling has been done for 2-10-25-50 years.

C. Hoffman stated that the Planning Board had conducted a site walk, as previously noted, and they have allowed the plan to move forward for final application. The Town Engineer has not yet reviewed the plan, and that would be done as part of the final Site Plan application process. K. Anderson stated this is planned to be submitted for the April 2019 meeting.

K. Anderson additionally stated that the proposed building improvements would total an additional 37,000 square feet, more or less. There will be an "overhang" for vehicle storage between two of the buildings. J. Bruneau asked what the concrete slab shown on the plan will be used for; primarily vehicle loading/unloading, parking, and other business uses, such as staging for apple bins and the like. T. Dufresne noted that under new Federal regulations, the apple bins can no longer be left in the orchards. L. Bianco asked if any consideration was given for the use of water run-off, such as rainwater, was given. Some discussion occurred, with K. Anderson stating the impact was felt to be marginal. Long term solution was what the owners tasked him with. He also stated that the existing leach field for sanitary uses was to be moved and expanded to an area between the new buildings.

T. Dufresne felt that the plan provided an overall improvement to the building uses, and will allow for vehicle and equipment storage off of the fields, as presently done. P. Band felt that a by-product of the plan will probably allow for less pollution by reducing diesel idling times due to a better vehicle flow, and less time to be used loading/unloading.

After a short discussion, T. Dufresne asked if J. Bruneau would create a letter giving the HCC's concerns with the plan. The wetlands and buffer impacts will necessitate a State permit and input from the HCC will be required. Since the final plan has not been submitted, the letter will indicate such, and the opinion may change after review of the final plan. J. Bruneau will draft the letter in time for review prior to the next Planning Board meeting.

(Kevin Anderson departed at 7:50 pm.)

TOWN MEETING REVIEW

T. Dufresne noted that all 3 articles, the Hardy Lot on Baxter Road purchase, the Land Use Change Tax percentage increase, and the Howe Fields easement, were all approved with amendments to two articles, as follows:

1.) The Hardy Lot on Baxter Road. The purchase price was amended to include \$25,000 for anticipated closing costs, bringing the total purchase price to \$775,000.

2.) Land Use Change Tax Split. Based on Joe Garruba's Town Meeting presentation, the amount was amended from 75% to 100%, effective April 1, 2019. T. Davies wished to express his thanks to Mr. Garruba for providing the presentation with the costs of development vs. purchasing land to conserve/preserve. Some additional conversation occurred, with the following points derived from the conversation:

a.) The increase in the split from 50% to 100% will not eliminate the need for bonds when larger parcels are considered for Town purchase. Any purchase requiring bonding will need to be a great purchase at a great price.

b.) There will always be issues with any potential purchase that may come before the Town, but the HCC must ensure that resources are invested properly and in the best interest of the Town.

C. Quaine asked if there is a better method of ensuring that the public is better informed about any Warrant Article, as some people expressed the opinion that they were not informed about Warrant Article 17 prior to Town Meeting. Discussion on the Article and property values occurred, along with athletic fields and costs to construct on the Stefanowicz Farm, and the potential future uses of the property.

P. Edmunds noted that he has contacted Susan Knight in regards to the NRCS Grant. The new application is due no later than April 19, 2019. He also noted that the State will need to recertify the soil quality, but the application should be the same as previous.

C. Cain noted that she has received \$2500 in donations towards the Hardy Lot on Baxter Road. Donations should be addressed to: Connie Cain, Hollis Town Hall, 7 Monument Square, Hollis NH 03049, or brought to her at Town Hall. Written in the memo line on any check should be "Hardy Lot-Baxter Road Purchase" to ensure that it goes to the right account. She will also speak to Dawn Desaulniers, IT Director, about having the information posted to the Town and the HCC websites.

ANNUAL ROADSIDE CLEAN-UP

After discussion, date established as May 4, 2019. Joan Cudworth of the Transfer Station has asked how many bags should be ordered; J. Bruneau stated he still has a large amount at his house. C. Quaine will communicate with LeeAnn Wolff about the set-up for street assignments; she will also edit the pdf for the date and submit to C. Cain for inclusion on the Town's website. T. Dufresne and his brother will again work on South Merrimack Road. Further discussion to be held at the next meeting.

BOARD & COMMITTEE UPDATES

PLANNING BOARD – Cathy Hoffman

Of interest to the HCC is a new application from Raisanen Homes for a 3 house lot subdivision of the former Charles & Norma Woods' property on the Hollis-Nashua town line. The property has a significant amount of wetlands in the rear, which limits the number of house lots proposed. A site walk is scheduled prior to the April meeting.

Also of interest is that the HBHS Turf Field drainage plan has been revised to show any drainage away from Beaver Brook Association's property.

TREASURER'S REPORT – Thom Davies

As of the end of March, the HCC had a balance of \$716,197.36. Accounting for the \$10,000 steward reserve, the \$450,000 for the Hardy Lot purchase, and the \$100,000 Howe Fields commitment, the available balance is \$156,197.36.

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 J. Bruneau. T. Dufresne polled the members, all those present voted to enter into Non-Public session by a vote of 9-0-0. The HCC entered into Non-Public Session at 8:35 pm.

122 **RETURN TO PUBLIC SESSION**

123 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC*
124 *to release, seconded by T. Davies. T. Dufresne polled the members, all members voted to conclude the Non-Public*
125 *session and keep the minutes sealed by a vote of 9-0-0. The HCC concluded Non-Public Session at 8:45 pm.*
126

127 **OTHER BUSINESS**

128 The annual monitoring reports review from Chris Kane is tabled to the next meeting on April 3, 2019.
129

130 T. Dufresne reminded members that the new parking area on Rocky Pond Rd, next to the Mill Site, will be discussed
131 at the April 3, 2019 meeting and if members have not yet viewed the flagged area, they should do so before the next
132 meeting.
133

134 *Pitarys Donation – Twiss Lane*

135 Atty. Tom Quinn, on behalf of the HCC, contacted an abutting land owner to see if a land-swap could be arranged for
136 the 0.5 acre parcel which is sited in Massachusetts. A Massachusetts Certified Survey will need to be created.
137

138 *T. Dufresne motioned to expend up to \$3000 for the cost of creating a Massachusetts Certified Survey, as stated,*
139 *seconded by P. Edmunds. All members in favor of the expense, none opposed or abstained, and the motion passed*
140 *by a vote of 9-0-0.*
141

142 *Grant Programs*

143 C. Quaine brought forward various Grant applications for discussion. T. Dufresne stated that Jim Oehler, former HCC
144 member, felt that the HCC might be eligible for the Moose Plate Grant for Invasive Plant Removal at the Ludwig
145 Siergiewicz Farm property, and that he is a good contact for this item. C. Quaine will investigate and reach out to J.
146 Oehler.
147

148 *Birch Hill Management Plan*

149 T. Dufresne stated that Jim Oehler has completed his management plan for the Birch Hill properties, with the final
150 edits in progress. T. Dufresne will distribute once the final draft is available. The Conservation Easement document
151 has yet to be written.
152

153 *Saving Special Places 2019 Conference*

154 T. Davies noted that the early registration period is almost over, registration costs will increase on Saturday, March
155 23, 2019. This conference, sponsored by the UNH Coop Extension, is Saturday, April 6, 2019, at the Prospect Mountain
156 High School, Alton NH, from 9:00 a.m. - 4:00 p.m. Members interested in attending can register at:
157 <https://savingspecialplaces.org/>
158

159 *T. Dufresne motioned to reimburse any HCC members attending the Saving Special Places 2019 Conference for*
160 *the registration fees; seconded by P. Edmunds. All members in favor, none opposed or abstained, and the motion*
161 *passed by a vote of 9-0-0.*
162

163 *Notice of Intent to Cut, MBLU 014-076 & 014-077*

164 T. Dufresne notified members that Craig Birch, forester, had not been able to conduct the timber harvest in the past
165 tax year, and a new Notice of Intent to Cut was filed for the same properties for the upcoming 2019-2020 Tax Year.
166

167 *Member Reappointments*

168 Five members were up for reappointment this year and all five members accepted and will be reappointed: T.
169 Dufresne, M. Post, L. Bianco, K. Bridgeo and C. Quaine.
170

171 **MINUTES**

172 *T. Dufresne made the motion to accept the minutes of the March 6, 2019 meeting as written; seconded by M. Post.*
173 *All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 9-0-0.*
174

175 **ADJOURNMENT**

176 *M. Post made the motion to adjourn the meeting, seconded by P. Edmunds. All members voted in favor, none*
177 *opposed or abstained, and the motion carried by a vote of 9-0-0. The meeting adjourned at 9:10 pm.*
178

179 Respectfully submitted,
180 Connie Cain
181 Staff