

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

August 21, 2019

Approved September 4, 2019

Regular Members: Tom Dufresne, Cathy Hoffman, LeeAnn Wolff, Thomas Davies, Mark Post, Jonathan Bruneau  
Alternate Members: Laura Bianco, Karen Bridgeo, Paul Edmunds.  
BOS Ex-Officio: Peter Band  
Staff: Connie Cain

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

## NEW BUSINESS

- 1.) T. Dufresne received an invoice from Jim Oehler for the creation of the Birch Hill Management Plan and for the site walk on the Ludwig Siergiewicz Farm Lot in the amount of \$3480.00.

*T. Davies motioned to pay the invoice to Jim Oehler as submitted; seconded by P. Edmunds. All members voted in favor, none opposed, and the motion carried by a vote of 9-0-0. The invoice of \$3480.00 will be submitted to the Finance Office for payment.*

- 2.) L. Wolff announced that she had been accepted to participate in this year's New Hampshire Invasive Species Academy, which is being held in Enfield NH on September 26-27, 2020.

*T. Davies motioned to reimburse L. Wolff for all costs of attending the Invasive Species Academy, including academy costs, housing, meals and mileage; seconded by T. Dufresne. All members voted in favor, none opposed, and the motion carried by a vote of 9-0-0.*

- 3.) There should be a new Woodmont sign on the Town land by the end of the week. T. Dufresne informed members that the annual Woodmont site walk with the Hillsborough County Conservation Commission will take place tomorrow morning (8-22-2019) at 9:00 am. If any members are available to attend, they should meet with the Town and County officials at the gambrel barn. This annual site walk is to meet requirements of the Federal Farm & Ranchland grant requirements.

## BOARD & COMMITTEE UPDATES

*Board of Selectmen – Peter Band*

Of import to the HCC, P. Band reported on the following:

- 1.) The Board voted to not allow the placement of recreation fields on the Stefanowicz Farm property. With this vote, the work on the agricultural lease continues.
- 2.) The Board also addressed concerns that a Hollis resident was target shooting on Town land off Federal Hill Road. The Board investigated the issue, found that the resident who was target shooting was in compliance with local and State ordinances governing this use.
- 3.) The Ernest Hardy Lot on Baxter Road has transferred to Town ownership. Donations towards the purchase are still being accepted.

*Planning Board – Cathy Hoffman*

The Planning Board (PB) met on Tuesday, August 20, 2019. While it was a short meeting, the following items were addressed:

- 1.) Site Walk on the Seager Revocable Trust property, 43 Howe Lane, MBLU 032-045-005. The owners would like to subdivide a house lot from the 25.79 acre parcel, which currently has a cell tower and agricultural land. Based on current ordinances, it was found that a subdivision is not necessary in order to construct a single house on the property. This case was tabled.
- 2.) Woodmont East subdivision, Woodmont Drive, MBLU's 036-004 & 036-004-013. Sky Orchard Realty Trust's attorney was present at the meeting to request that the reference to arsenic in the soil on these two lots be removed from the deed language. While notice of the arsenic in the soil, which partially came from the Montessori School lot prior to the sale to the school, must be disclosed to any potential buyers, it is not a legal requirement to have that contained in the deed language. The PB agreed to this request.
- 3.) Dennis Labombard, Town Engineer, will be retiring at the end of the year. An interview with a potential replacement was held during the meeting.

*Joint Conservation-Agricultural Workgroup for the Stefanowicz Farm – Mark Post*

With the Board of Selectmen vote on the recreation fields, the workgroup is moving forward with the Request for Proposals (RFP) for the 25-year agricultural lease on the property. There remain open issues, including lease amount and property investment, better enforcement language, any potential use restrictions or appropriate agricultural use, and the outcome of the Stefanowicz house and house lot area. The workgroup hopes to have these addressed and presented to the Selectboard in time for the October meeting. With this time table, the RFP is anticipated to be available at the beginning of 2020, with the lease award by November 1, 2020. A copy of the draft will be included in the RFP.

P. Edmunds asked what the return from the lease is anticipated to be; M. Post felt that the lease amount will meet the legal requirements, but the real return to the Town will come from site improvements made by the leaseholder, which are sorely needed.

M. Post stated that a survey will need to be done for the property to establish a number of things, the actual lease area, the conservation easement area, and the potential house lot. T. Dufresne stated that it had been previously discussed, and felt that the delineation of the agricultural lease area should be done first, the house lot second, and the conservation easement area third. Some discussion on the house lot and acreage; P. Band stated that the Board of Selectmen plan on bringing the sale of the house and supporting land back to the Town Meeting in 2020 for a vote, and it is the intention of the Board to sell the house and land.

J. Bruneau stated Randy Haight of Meridian Land Services had some GPS data that would be helpful in determining the lease area, but the cost for the data conversion would be approximately \$500. He is waiting on further communications from Mr. Haight on these deliverables.

*T. Dufresne motioned to allow the expenditure of up to \$500 for the purchase of the GPS data from Meridian Land Services for the Stefanowicz Farm, as noted; seconded by J. Bruneau. All members voted in favor, none opposed, and the motion carried by a vote of 9-0-0.*

There was no Treasurer's Report available at meeting time.

#### **OLD HOME DAYS PLANNING**

Old Home Days is September 14, 2020, and there is only one additional HCC meeting prior to the event. T. Davies felt the games have brought in more visitors to the HCC booth, and this also allows the public to be further educated on those items. K. Bridgeo suggested composting which would be in line with the new composting area at the Transfer Station. T. Dufresne felt that it might be a lot of work, but suggested showing what a newly harvested timber site looks like and progressing the site through a few years to show how the forest impact. M. Post stated that the Agricultural Commission will have examples of all the produce grown in Hollis in their booth, and may be giving these items away as prizes. T. Dufresne asked members to come up with ideas to be presented at the next meeting.

#### **NON-PUBLIC SESSION**

*T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (d); seconded by T. Davies 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 7:38 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 C. Hoffman. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 9-0-0. The HCC concluded Non-Public Session at 8:00 pm.*

#### **MINUTES**

*T. Dufresne made the motion to accept the public minutes of the July 17, 2019 meeting as written; seconded by C. Hoffman. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 9-0-0.*

*T. Dufresne made the motion to accept the non-public minutes of the June 5, 2019 meeting as written and keep sealed until voted by the HCC to unseal; seconded by L. Wolff. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 9-0-0.*

119     **ADJOURNMENT**

120             *T. Dufresne made the motion to adjourn the meeting, seconded by T. Davies. All members voted in favor, none*  
121             *opposed or abstained, and the motion carried by a vote of 9-0-0. The meeting adjourned at 8:02 pm.*

122  
123     Respectfully submitted,  
124     Connie Cain  
125     Staff