

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

October 2, 2019

Approved October 16, 2019

Regular Members: Tom Dufresne, LeeAnn Wolff, Thomas Davies, Jonathan Bruneau, Cathy Hoffman, Mark Post  
Alternate Members: Laura Bianco, Cheryl Quaine, Paul Edmunds  
BOS Ex-Officio: Peter Band  
Staff: Connie Cain  
Also Present: Joseph Garruba; Marcelo Borges; Chris Guida, Fieldstone Land Services.

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

## BOARD & COMMITTEE UPDATES

There were no updates were available at meeting time.

## NEW/CONTINUING BUSINESS

### *Woodmont West Proposal for Timber Harvest Access – Mark Post*

In regards to the recent request from the State of New Hampshire to allow a timber harvest access road to be constructed across the Woodmont West property, M. Post has spoken to the tenant, Adrien Lavoie. Mr. Lavoie did not feel the access road would impact his use of the property.

T. Dufresne stated that Nichols-Smith Land Trust (NSLT) was in opposition to the proposed access road, and will inform the State via letter. However, if the USDA National Resources Conservation Service (NRCS) does not have issues with the proposal, NSLT may reconsider its opposition. The priority is to protect the agricultural soils on the property, and NSLT is concerned about the property condition after the timber harvest is completed as no real restoration plan was contained or noted in the proposal. Additionally, there is the potential for erosion and other issues. NSLT will require additional information on these items.

### *Proposed Workforce Housing – Joseph Garruba*

J. Garruba has submitted a letter to the HCC, dated September 27, 2019, which details his concerns in regards to the proposed Workforce Housing development on Runnells Bridge Road. T. Dufresne noted that the plan has not been forwarded to the HCC; without this plan, the HCC cannot comment on the plan. Mr. Garruba stated that the plan was submitted to the Planning Board office on September 23, 2019. C. Hoffman noted that this plan has not yet been presented to the Planning Board, but is anticipated to be on the agenda for the October 15, 2019 meeting.

Mr. Garruba stated that the intent of his letter was to inform the HCC of his findings after his review of the plan, specifically to the two manmade ponds on the property, which he identifies as the “North” and “South” ponds. He stated that the origin of the smaller of the two ponds, the “South” pond, was a water hazard for the former “Pitch and Putt” Golf Course located on the property. The plan calls for this pond to be filled in; he stated that the State has specific language to address filling in ponds, and his opinion is that the plan and/or application does not meet the RSA requirements cited. He also felt that the Note #8 on the plan which states “AN NHDES DREDGE AND FILL PERMIT IS REQUIRED TO EXISTING 3365 SQ. FT. IRRIGATION POND” was evidence, in his opinion, that the ponds on the property should be considered jurisdictional wetlands. Although the developer has stated they are not, it is Mr. Garruba’s interpretation that they are, based on this note, as he stated that filling in a pond would only require a State permit for jurisdictional wetlands based on NH DES Wetlands Bureau plans.

For the larger, or the “North” pond, he found evidence, that in 1998, the property owner was cited for unauthorized wetlands disturbances, and that the Site Specific Soil Survey shows that there are disturbed soils around the pond. Mr. Garruba could not find any evidence that these items were ever addressed by the former owner or the Town.

On May 1, 2019, Mr. Garruba stated that he had asked the HCC to request a specific Wildlife Biologist be chosen by them and be allowed to conduct a Wildlife Heritage Inventory for the property; this does not appear to have been done.

(STAFF NOTE: In reviewing the May 1, 2019 minutes, the minutes state: “...J. Garruba added that he had not been aware that the HCC can do a Wildlife & Habitat study as part of the Workforce Housing project, and is allowed to choose a biologist for the study. Both T. Dufresne and C. Hoffman stated that they were aware of this, and had a list of biologists to choose from. They need to wait for Planning Board request before doing the study.” I am not aware that a request was made by the PB. CC)

According to a letter submitted as part of the plan application, Natural Heritage found evidence of endangered species on the property, but felt it was unimportant, and so the precise location and species were not named. Members are aware that Blandings Turtles have been found in that area of Route 111, and surmised that this is the species found but not named.

T. Davies asked Mr. Garruba if he is asking the HCC to get information from the Endangered Species database for this property, as he cannot get this information as a private citizen; yes, if possible. C. Hoffman stated that the PB generally requests this from the applicant at their cost. C. Cain will investigate if private citizens are able to obtain information and provide if possible.

(Marcelo Borges & Chris Guida arrived at approximately 7:25 pm.)

Mr. Garruba also asked about agricultural land preservation using Federal grant funds. He felt there may be some applicable properties in Town, and made a general inquiry on the length and difficulty of applying for such grants. T. Dufresne stated that the Town has made two purchases with USDA-NRCS funds, Woodmont West and the Bayrd Conservation Easement. It is a difficult, multi-year process; P. Edmunds noted that the soil quality on the property is the most important thing for this particular grant program. Mr. Garruba noted that there is an 18 acre parcel in the southwestern part of Town that may be eligible; the HCC is already aware of this property; an investigation is underway.

Mr. Garruba stated that he has proposed 4 Zoning Ordinance amendments as Petition Warrant Articles for the 2020 Ballot, and invites members to review this information on his website at [www.holliswatch.com](http://www.holliswatch.com). He hopes that the HCC will support these amendments.

(J. Garruba left the meeting at 7:30 pm.)

#### **POTENTIAL WETLAND BUFFER IMPACT – 9 Proctor Hill Rd, MBLU 052-020 Marcelo Borges, Property Owner, and Chris Guida, Fieldstone Land Consultants**

At the request of Mark Fougere, Hollis Planner, Mr. Borges and Mr. Guida are meeting with the HCC in regards to a potential wetlands buffer (buffer) encroachment on 9 Proctor Hill Rd. C. Cain explained that the property is a lot of record, and until about 2 years ago, there had been a small Single Family Residence (SFR), ca 1950, on the lot. The house was demolished due to its condition, and Mr. Borges would like to construct a new SFR on the property. The majority of the former house was located within the buffer, and the new SFR will be located primarily outside of the buffer, with a quarter to a third of the structure within the buffer. Plans showing the location of the old and new house sites were presented; some of the issue with the new SFR location is that the majority of the 3.06 acre parcel is under an agricultural easement which restricts about half of the property from any construction so the house location is limited. With the wetlands on the southern boundary along Proctor Hill Rd, the area for building placement is limited.

After additional review and discussion, HCC members felt that the new house site makes an improvement to the former house site, and did not see any issues with the house placement. T. Dufresne will communicate these findings to Mark Fougere, and Evan Clements, Asst. Planner.

(Marcelo Borges & Chris Guida left the meeting at approximately 7:50 pm.)

#### **ANNOUNCEMENTS**

##### *New Hampshire Association of Conservation Committees Annual Conference*

T. Dufresne reminded members to sign up for the NHAAC Conference as soon as possible if they are interested in attending. The Conference will be held on November 2, 2019 at Pembroke Academy, but good classes/workshops fill quickly and the longer you wait, the less likely you will get the class you want.

*T. Dufresne motioned to reimburse registration fees and associated costs to HCC members attending the NHACC conference on November 2, 2019; seconded by J. Bruneau. All members in favor, none opposed or abstaining, and the motion carried by a vote of 9-0-0.*

##### *Invasive Species Academy – LeeAnn Wolff*

L. Wolff attended the Academy last month. A lot of classes on a variety of topics were held, including invasive species types and how to identify them, plants and insects considered invasive species, mitigation including chemical applications and laws regarding their uses, along with other topics. As part of the Academy, L. Wolff is obligated to perform at least 20 hours of Community outreach on the subject matter. She and Jordan Bailey of the Brookline CC have teamed up together

121 and will be doing joint presentations in both communities, to include an awareness program, and possibly a hands-on  
122 program. Details are being worked out and L. Wolff will inform members when finalized.  
123  
124 Other ongoing projects, such as the Brookdale Fruit Farm building expansion and the HBHS Turf Field construction were  
125 briefly discussed by members.  
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127 **MINUTES**

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129 *T. Dufresne made the motion to accept the public minutes of the September 18, 2019 meeting as written; seconded*  
130 *by M. Post. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 9-0-*  
131 *0.*  
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133 Approval of the non-public minutes of September 18, 2019 was tabled until the next meeting.  
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135 **ADJOURNMENT**

136 *T. Davies made the motion to adjourn the meeting, seconded by L. Wolff. All members voted in favor, none opposed*  
137 *or abstained, and the motion carried by a vote of 9-0-0. The meeting adjourned at 8:10 pm.*  
138

139 Respectfully submitted,  
140 Connie Cain  
141 Staff