

HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

November 6, 2019

Approved November 20, 2019

Regular Members: Tom Dufresne, LeeAnn Wolff, Thomas Davies, Jonathan Bruneau, Cathy Hoffman, Mark Post;
Alternate Members: Laura Bianco, Paul Edmunds,
BOS Ex-Officio: Peter Band
Staff: Connie Cain
Guests: James Plummer, Joe Garruba

Meeting was called to order at 7:00 pm. T. Dufresne introduced James Plummer to the HCC members as a potential new member.

BOARD & COMMITTEE UPDATES

PLANNING BOARD – Cathy Hoffman

The Planning Board (PB) met on Tuesday, November 5th, and the “Bella Meadows” Workforce Housing plan on Runnells Bridge Road was approved. C. Hoffman felt that Joe Garruba gave a well thought-out presentation. L. Bianco had also attended and felt that the density of the development, which contains 32 units, could have been approved with less units and still met legal requirements. C. Hoffman felt that the most controversial item was the pond, which HCC members remembered as being manmade as a water hazard for the former Pitch & Putt golf course. The developer is aware that they will need to file for a wetlands permit with the NH Department of Environmental Services (DES), who will determine if any further course of action is necessary. If DES determines that the pond is considered jurisdictional wetlands, a wetlands buffer will need to be established, which could impact the number of units to be placed on the property. L. Bianco wished to state for the record that she felt a compromise could have been reached between the developer and the PB not to build the maximum number of units allowed and have still met the State requirements of every municipality having at least one Workforce Housing development.

AGRICULTURAL & HCC JOINT WORKGROUP – Mark Post

The Workgroup met with the Board of Selectmen (BOS) at their October 28, 2019 meeting to discuss progress on the lease and RFP documents. It was agreed that no livestock or animal husbandry would be allowed on the property, and it was also agreed that the wetlands area on the southerly boundary is too wet to support agricultural crops. The public access and logging road corridor were also defined; this corridor will run east to west across the property and provide access to the forested areas.

T. Dufresne stated that he had discussed the wetland areas with Town Planner Mark Fougere, and it was felt that the existing wetlands plan may too old to be used for wetland delineation. Randy Haight of Meridian Land Services, has agreed to create the Lot Line Relocation (LLR) plan for the Town at a cost of less than \$5000. T. Dufresne felt that requesting a wetland delineation in addition to the LLR will likely push costs over \$5000, and the survey would be required to go to bid. J. Bruneau felt it was better to define the wetlands areas now; T. Dufresne also noted that the expenditure of HCC funds could encumber the property until such funds were repaid to the HCC. Discussion continued on wetlands, NRCS plan requirements, the LLR plan and where the funds should come from, and the timing of the plan.

(Joe Garruba arrived at approximately 7:20 pm.)

P. Band stated that the LLR must be completed in the near future so that the house lot sale could be approved at Town Meeting in March 2020. J. Bruneau asked if Randy Haight could also delineate 3 boundary lines to show the agricultural lease area along with the LLR plan.

T. Dufresne made the motion to recommend proceeding with the Lot Line Relocation Plan and the demarcation of the proposed agricultural lease area as described; and to expend up to \$4900 for the creation of such plan; seconded by L. Wolff. All in favor, none opposed, and the motion carried by a vote of 8-0-0.

TREASURER’S REPORT – Thomas Davies

As of October 31, 2019, the HCC account balance was \$683,678.73; accounting for the \$10,000 held in reserve, this leaves a balance of \$673,678.73 available as cash. A brief discussion occurred on Land Use Change Tax deposits and expenditures over the past month.

There was no Board of Selectmen update at meeting time.

61 **NEW/CONTINUING BUSINESS**

62
63 *New Hampshire Association of Conservation Commission Annual Conference – Jonathan Bruneau*

64 J. Bruneau attended the conference, along with Karen Bridgeo. He attended workshops on recycling, preservation of
65 Agricultural and Farm properties and others. He felt it was a good conference, with interesting discussion and very
66 interactive. All of the workshop presentations are available at the NHACC website.

67
68 J. Bruneau also met Sherry Dutzy, Chairperson of the Nashua Conservation Commission, and briefly discussed the Sullivan
69 Farm conservation easement. J. Bruneau suggested that she be invited to an upcoming HCC meeting to discuss the Sullivan
70 Farm properties in Hollis.

71
72 *Bella Meadows Workforce Housing – Joe Garruba*

73 J. Garruba asked for a follow-up on a request he made in May 2019 to the HCC in regards to a hazard study he felt to be
74 deficient, and the HCC's ability to choose a wildlife biologist for a new study request, for the Bella Meadows development
75 on Runnells Bridge Rd. T. Dufresne, C. Hoffman, and C. Cain felt that the item had been investigated and reported on. C.
76 Cain will review minutes and communications tomorrow, and respond via email. T. Dufresne will also discuss with Mark
77 Fougere, Town Planner, at an upcoming meeting. (STAFF NOTE: This information was emailed to HCC members, PB Office
78 Staff, and Mr. Garruba on November 7, 2019. CC)

79
80 **MINUTES**

81 *T. Dufresne made the motion to accept the minutes of the October 16, 2019 meeting as written; seconded by J.*
82 *Bruneau. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 8-0-*
83 *0.*

84
85 (J. Plummer and J. Garruba left the meeting at 7:46 pm.)

86
87 **NON-PUBLIC SESSION**

88 *T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (d);*
89 *seconded by P. Edmunds T. Dufresne polled the members, all those present voted to enter into Non-Public session by*
90 *a vote of 8-0-0. The HCC entered into Non-Public Session at 7:47 pm.*

91
92 **RETURN TO PUBLIC SESSION**

93 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
94 *release, seconded by L. Wolff T. Dufresne polled the members, all members voted to conclude the Non-Public session*
95 *and keep the minutes sealed by a vote of 8-0-0. The HCC concluded Non-Public Session at 8:13 pm.*

96
97 J. Bruneau wished to comment on several items brought before the HCC at recent meetings, and felt that more time to
98 review items before they are voted on would be prudent. After some discussion, it was agreed that the HCC should adhere
99 to the policy that any requests for approval, consideration, or other matters be submitted to the HCC at least two weeks
100 prior to the meeting date so that the HCC has the time to properly review items. C. Cain requested that the HCC support
101 her efforts to keep to that policy; all members agreed.

102
103 **ADJOURNMENT**

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

106
107 Respectfully submitted,
108 Connie Cain
109 Staff