

# HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

March 21, 2018

Approved April 4, 2018

Members Present: Tom Dufresne, Thomas Davies, LeeAnn Wolff, Cathy Hoffman, Mark Post, Jonathan Bruneau;  
Alternate Members: Laura Bianco, Joseph Connelly;  
Board of Selectmen: Peter Band, BOS Liaison;  
Staff: Connie Cain  
Guests & Attendees: Karen Bridgeo, potential new member; Mark Walsh, Deacon Lane.

T. Dufresne called the meeting to order at 7:02 pm. He introduced K. Bridgeo as a potential member, who has expressed an interest in joining the HCC.

## **WALSH-DEACON LANE PROPERTY**

Mark Walsh of 17 Deacon Lane wished to speak with the HCC about the possibility of donating a portion of his property to the HCC. His property contains 12.01 acres, and includes his house. He would like to either subdivide, or via a lot line relocation plan, donate 10 +/- acres to the HCC. While the property is presently enrolled in Current Use, receiving a Federal Tax Credit makes it more advantageous to his personal situation to donate the land.

T. Dufresne explained that Mr. Walsh's property abuts the "Quinton Lot" and Beaver Brook itself runs through both properties. Mr. Walsh stated that if the HCC is interested in the donation, he will have a surveyor survey the lot and begin the process with the Planning Board, along with having the area appraised. J. Bruneau asked about the Federal Tax Credit; Mr. Walsh stated that under Federal Law, a property owner who donates property as a charitable gift can receive federal tax credit. It has to be spread out over a period of five years and the donor cannot receive any compensation for the donation. Mr. Walsh asked if he would be allowed to ask that the property be marked "no building allowed" on the deed or the plan; yes. C. Hoffman stated that the donor may request whatever they want on the property, if allowed. Donors have the final approval on any document. Some additional discussion occurred on the legal process which must be gone through before the HCC can formally receive any gift.

P. Band and T. Dufresne thanked Mr. Walsh for considering the gift to the HCC. T. Dufresne, after polling members, stated the HCC would be interested in the donation. He recommended that Mr. Walsh contact a local surveyor and appraiser to begin the process, and update the HCC as warranted.

M. Walsh left the meeting at 7:20 pm.

## **BOARD & COMMITTEE UPDATES**

### *Board of Selectmen – Peter Band*

Closing on the Howe Fields Conservation Easement has been extended, as the Federal government finalizes items on their end. The closing was expected to occur prior to March 31, 2018, but this has been extended to August 31, 2018. Closing is expected to occur in April 2018 at this point.

As members are aware, the Siergiewicz Fields proposal did not pass. The Wild & Scenic Rivers for the Nissitissit River did pass, and P. Band congratulated L. Wolff and L. Bianco for their hard work and commitment to making this happen. All members thanked L. Wolff for doing a fantastic job in presenting the Warrant Article with P. Band.

### *Planning Board – Cathy Hoffman*

The Planning Board met on Tuesday, March 20, 2018. C. Hoffman noted that while she will remain a Planning Board member, she is stepping down as Chairperson with Bill Moseley expected to take over for 2018.

At the meeting, the following items were discussed:

- 1.) C. Hoffman was authorized to sign the approval for the Fimbel Lot Line Relocation plan;
- 2.) A site plan was presented for "Laromay Lavender" to construct a farm stand at 4 Winterberry Way, MBLU 026-058. C. Hoffman explained that the owner has proposed a farm stand with retail sales. The owner reported that she has held events at the property without ZBA approval. Included with the farm stand and sales, she would like parking for approximately 50 vehicles. The Police, Fire and Public Works departments have stated they are not in

favor of allowing parking on Ranger Road. Complaints have been received from the abutters, they reported they have not been able to enter or exit their properties during the events.

3.) Wright Heirs subdivision, Cutter Place, Map 14. The new owners have requested that a stipulation on the originally approved plan be removed. At the time of approval, then DPW Director Arthur LeBlanc had required that underdrains be installed on Richardson Road as a condition of approval. Present DPW Director Tom Bayrd stated that this requirement is no longer necessary. This was approved, and the stipulation was voided.

4.) Ben Hogan Estates subdivision, 275 Pine Hill Rd, MBLU 032-016-005. In 2001 the Planning Board issued a decision to allow the construction of a barn on this lot, with the condition that the approval was for a barn only and no living space. The owner has requested permission for the construction of an apartment in the existing barn for family use. The PB approved removing the condition with the stipulation that if a house is ever built on the property, the apartment must be removed from the barn.

#### *HCC-AG Working Group – Mark Post*

J. Bruneau and C. Quaine are the HCC representatives for this group, and the workgroup is on the agenda to discuss the Stefanowicz Farm lease with the Board of Selectmen on Monday, March 26, 2018. M. Post stated that he was very disappointed in the way that the Town Meeting presentations were handled, and he will be addressing that as well.

#### *Treasurer’s Report – Thomas Davies*

T. Davies reported that as of March 2, 2018, the account balance is \$539,812.45. Accounting for the \$10,000 stewardship reserve, this leaves \$529,812.45 available as cash. T. Dufresne asked if the \$100,000 for the Howe Fields easement had been paid; not yet.

### **NEW/CONTINUING BUSINESS**

#### *Wetland Buffer Signs*

There has been some disconnect between the HCC and the PB about requiring developers to place the wetlands buffer signs, and this has led to some confusion. T. Dufresne stated that the HCC could communicate better with the Planning Board about utilizing these signs. There are 3 areas where they have been proposed to be placed, but staff is only aware that 1 area has been signed. C. Hoffman suggested that both the Federal Hill Estates and the Hollis Hills subdivisions also be required to post signs where necessary; T. Dufresne felt that the Glover property on Nevins Road should also have signs placed to hopefully curtail some of the illegal dumping on the property. Some discussion on the history of the signs; these signs are to be placed so that users will be able to delineate the wetland buffers. J. Bruneau asked who determines the buffer area; T. Dufresne stated that this is done based on approved plans. T. Dufresne felt that the PB should require the signs as part of the approval process to ensure that the signs are placed. He will meet with Wendy Trimble, Planning Secretary, to discuss this matter and hopefully reopen the communication. Other properties in Town were suggested for sign placement, such as the Snell property.

#### *Town Meeting Discussion*

With the Siergiewicz Field property purchase failing to pass, the Stefanowicz Farm property will be rel looked at for the construction of recreation fields. Discussion of the presentations and lessons learned by the outcome.

(L. Wolff left the meeting at 7:44 pm.)

### **MINUTES**

T. Dufresne motioned to accept the public minutes of the February 21, 2018 meeting as written; seconded by J. Bruneau. All members in favor, none opposed, and the minutes were approved by a vote of 8-0-0.

T. Dufresne motioned to accept the non-public minutes of the January 17, 2008 meeting as written and to keep them sealed; seconded by T. Davies. All members in favor, none opposed, and the minutes were approved and kept sealed by a vote of 8-0-0.

### **ADJOURNMENT**

M. Post made a motion to adjourn the meeting; seconded by J. Bruneau. All members in favor, none opposed, and the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Connie Cain

Staff