

HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

October 7, 2020

Approved October 21, 2020

Regular Members: Tom Dufresne, LeeAnn Wolff, Thomas Davies, Mark Post, Paul Edmunds,
Alternate Members: Joe Connelly, Laura Bianco, James Plummer, David Werner
BOS Ex-Officio: Peter Band
Staff: Connie Cain

Meeting was called to order at 7:00 pm.

EXPEDITED MINIMUM IMPACT WETLANDS PERMIT

Paul L. Tringoson Revocable Trust; Broad St and Nartoff Rd, MBLU 020-022

Bruce Gilday, Certified Wetlands Scientist, BAG Land Consultants for Stephen & Shannon Vadney, potential buyers.

B. Gilday introduced himself, Stephen Vadney, and Tim Peloquin, surveyor. He explained that the Vadney's have presented a 4-lot subdivision for the Tringoson property, with 3 building lots on Broad Street, and 1 building lot on Nartoff Road which is the subject of the permit application. There are some wetlands on the property near the street, and a driveway crossing is needed to access the building site towards the northwesterly part of the property. The house could not be placed closer to the road due to Planning Board and Wetlands rules, and it is anticipated that the disturbance will be less than 3000 feet. The permit has been accepted by the State Department of Environmental Services (DES).

B. Gilday went over the plan with members, and explained the wetland and the building box areas. This plan is the least amount of wetland impact, and no big "shoulders" are anticipated on the driveway. No endangered flora or fauna "hits" were found via the NH Natural Heritage Bureau. They anticipate replacing the existing culvert with one consisting of an 18 inch circumference by 30 feet in length. D. Werner asked if alternatives were available; B. Gilday stated there is not; Zoning and Wetlands issues prevent any other access. This plan shows the least amount of impact to the wetlands. The abutter to the north did not want allow any additional easements off of their private driveway.

T. Dufresne stated that he has been in contact with Evan Clements, Assistant Planner, and there do not appear to be any major issues or concerns with the plan. The distance from the road to the wetlands crossing is approximately 200 feet. For the Broad Street lots, the plan calls for the houses to be sited 75 feet from the Broad Street right of way instead of the standard 50 feet, and calls for planting maple trees along the road as well.

T. Dufresne asked members if they had any concerns with the plan presented; a vote is not needed, just a consensus. Members were in agreement with the plan, and T. Dufresne signed the Wetlands permit presented. He will inform the Planning Board.

B. Gilday, T. Peloquin, and S. Vadney left the meeting at 7:20 pm.

MEMORIAL GARDEN PROPOSAL

Congregational Church of Hollis, Parsonage Lot at 6 Broad St, MBLU 052-040

T. Dufresne explained that the Church has been working with the family of a young man who recently lost his battle with cancer to create a Memorial Garden on the Church property. The location will be northerly of the shared Church & Library parking lot. There are wetlands in this area, and the garden will be placed in the wetlands buffer. T. Dufresne stated that he had walked the area with Church members and the family, the area where the garden is proposed is full of invasive species, the walkways will be of crushed stone instead of impervious surfaces, and he had no issues with the plan presented, as it will improve the wetlands area. Members in agreement; T. Dufresne will let the Planning Board know.

BOARD & COMMITTEE UPDATES

PLANNING BOARD – T. Dufresne

The next Planning Board meeting is scheduled for October 20th. Among the items on the agenda are:

- 1.) Design Review, Raisanen Homes Elite LLC for a 50-unit Older Persons housing development abutting the Cobbett Lane development.
- 2.) Design Review, 82 Runnells Bridge Road to continue in regards to a gas station, convenience store, and supporting buildings.
- 3.) Conceptual Consultations for 3 new developments on Love Lane, Federal Hill Road, and Howe Lane.

There are a number of other cases that will be heard, but the given cases may have impacts on wetlands, aquifers, and or other Conservation concerns. T. Dufresne will be attending the meeting.

JOINT AGRICULTURAL-HCC WORKGROUP – T. Dufresne

Negotiations are almost complete, and the negotiation team expects to have the final meeting on October 14, 2020. The team anticipates presenting the final contract to the Selectboard at the October 26, 2020 meeting for approval/signature.

TREASURERS REPORT – T. Davies

As of September 30, 2020 there is \$965,602.37 in the HCC Account; accounting for the \$10,000 in stewardship reserve, this leaves \$955,602.37 available as cash. Most of the available funds are earmarked for specific projects as this time.

T. Davies reminded members that while the funds are available for these projects, this also means that there is a lot of development ongoing in Town, and having these funds available should encourage the HCC to look at key parcels to protect.

NEW/CONTINUING BUSINESS

Ludwig Siergiewicz Farm Timber Harvest

Craig Birch informed T. Dufresne that he has completed the timber harvest on the property, which is between the end of Mooar Hill Road and Witches Spring Road, MBLU 046-051.

(Staff Note: For the two years under which the timber harvest has been ongoing, the following proceeds have been received and have been deposited into the Town's General Fund, pending any additional funds to be received:

Calendar Year 2019: \$15,078.09;

Calendar Year 2020: \$ 9766.09, to date;

Total Received: \$24,844.18)

A site walk can now be scheduled for HCC members to view the property and the 5 acre portion to be returned to open fields. After discussion, the site walk has been scheduled for Saturday, October 24th at 9:00 am. Members should dress appropriately for the conditions, and meet at the north end of Mooar Hill Road where the road ends.

Gardner Conservation Easement

T. Dufresne walked the property on October 5, 2020 with Chris Kane, Property Monitor. C. Kane had walked the property with a member of the Society for the Protection of NH Forests (SPNHF) a week earlier, and it had been noted that an abutter has trespassed over the property boundary and planted trees on the property. A notice has been sent to the abutter to remove the trees, or SPNHF will remove them. T. Dufresne noted that boundary trespasses do occur, and the HCC must continue to be diligent in protecting their boundaries.

Flint Brook – Nashua River Properties

T. Dufresne and C. Kane also walked the properties on the northerly side of the Nashua River to the Lone Pine Hunters Club property. C. Kane will be creating a management plan for the parcels. Moose skat has been found on the trails, and Craig Birch had done a timber harvest on the abutting Hacker properties in 2019.

2020-2021 Legislative Session

D. Werner noted that a lot of items that were tabled from the 2020 Legislative Session due to COVID-19 were coming back up for the 2021 Legislative Session. He would like to present some of these items to the HCC at the October 21st meeting.

Heritage Trees

T. Davies has recently spoken to Adam Jacobs, who has invited any interested HCC member to join him on a walk through Sheldrick Forest in Wilton NH, on October 17th at 1:00 pm, just let T. Davies know. There are a number of "Heritage Trees" in that forest, and it is considered an Old Growth Forest. <https://www.nature.org/en-us/get-involved/how-to-help/places-we-protect/sheldrick-forest-preserve-wilton/>

Some discussion occurred about timber harvest pros and cons, potential heritage trees in Hollis such as the hickory pignut on the Lawlor property, and the possibility of their being some on the Hildreth Conservation Area.

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 P. Edmunds. 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 approximately 7:59 pm.

120 **RETURN TO PUBLIC SESSION**

121 *T. Dufresne motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
122 *release, seconded by L. Wolff. T. Dufresne polled the members, all members voted to conclude the Non-Public session*
123 *and keep the minutes sealed by a vote of 9-0-0. The HCC concluded Non-Public Session at 8:15 pm.*

124
125 **EXPENDITURE OF FUNDS**

126 Based on the discussion in non-public session, the following motions were voted on:

127 First property:

128
129 *T. Dufresne motioned to expend funds of up to \$4999 for a Title Search on the property discussed; seconded by P.*
130 *Edmunds. All members in favor, none opposed or abstained, and the motion to expend funds as given was carried 9-*
131 *0-0.*

132
133 *T. Dufresne motioned to expend funds of up to \$3000 for a Phase I Study on the property discussed; seconded by P.*
134 *Edmunds, All members in favor, none opposed or abstained, and the motion to expend funds as given was carried 9-*
135 *0-0.*

136
137 T. Dufresne noted that the survey for the property may cost in excess of \$5000. Town policy is items that are expected to
138 cost more than \$5000 must go out for bid, T. Dufresne will speak with Meridian Land Services to see what they estimate
139 costs to be, and will bring this item back at the next meeting for further consideration.

140
141 Second property:

142 *T. Dufresne motioned to expend funds of up to \$1200 for a Title Search on the property discussed; seconded by M.*
143 *Post. All members in favor, none opposed or abstained, and the motion to expend funds as given was carried 9-0-0.*

144
145 *T. Dufresne motioned to expend funds of up to \$3000 for a Phase I Study on the property discussed; seconded by P.*
146 *Edmunds. All members in favor, none opposed or abstained, and the motion to expend funds as given was carried*
147 *9-0-0.*

148
149 **MINUTES**

150 *T. Dufresne made the motion to accept the public minutes of the September 16, 2020 meeting as written; seconded*
151 *by L. Wolff. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 9-*
152 *0-0.*

153
154 *T. Dufresne made the motion to accept the non-public minutes of the September 16, 2020 meeting as written and to*
155 *keep them sealed until voted to release; seconded by T. Davies. All members voted in favor, none opposed or*
156 *abstained, and the minutes were approved and kept sealed by a vote of 9-0-0.*

157
158 **ADJOURNMENT**

159 *T. Dufresne motioned to adjourn the meeting, seconded by M. Post. All members in favor, none opposed, and the*
160 *motion carried by a vote of 9-0-0. The meeting adjourned at 8:29 pm.*

161
162 Respectfully submitted,

163 Connie Cain

164 Staff