

LAND USE BOARD MINUTES

April 10th, 2018

Land Use Board Present: Cathy Hoffman, Planning Board Chair; David Sullivan, Heritage Commission Chair; Mark Post, Agricultural Commission Chair; Edward Chamberlain, Forestry Committee Chair; Tom Dufresne, Conservation Commission Chair; Bob Larmouth, NRPC Representative; Venu Rao, Energy Commission Chair.

Absent Members: David Petry, Representative of Board Of Selectmen; Brian Major, Zoning Board of Adjustment Chair; Melinda Willis, Cemetery Trustee Chair; Tom Cook, Historic District Commission Chair; David Belanger, Recreation Commission Chair; Eric Ryherd, Energy Commission Chair; Sherry Wyskiel, Trails Commission Chair; Mark Le Doux, Representative of Board of Selectmen

Absent Staff: Wendy Trimble, Assistant Planner

1. CALL TO ORDER: 5 PM

2. Information from each Chairperson

Venu Rao – Energy Committee representative – he explained that together as a team they would like the town to be 100% renewable energy. There are three areas where this can be done, one is hot water and heating, electricity from solar etc. and transportation such as Police and DPW vehicles. Some Police departments are already using electric vehicles, and he explained how they are beneficial.

He also talked about the Town Hall and Police Station using wood pellets. It is good that the Police Station can switch to oil when it is cheaper to do so. They have an industry level energy review for all town buildings, and each building has a book. They check the systems for end of life, and what is the best solution of each one. Eventually all the buildings will become renewable energy.

One of the Hollis primary schools has installed heat source pump, and also solar panels. These generate enough energy to support the heating and the hot water. Looking ahead we need electric vehicles connection points to charge visiting electric cars. And also they are encouraging solar farms and stated we need to amend our town regulations to encourage more solar farms.

Bob Larmouth – NRPC Representative – he missed the recent NRPC meeting so had nothing to report.

Ted Chamberlain – Forestry Commission – they are investigating a timber cut trespass on Silver Lake Road. He has no information at present but it is being investigated along with the State Forester. He also added that the town owned land next to Cobbett Lane, they are going to do a selective cut in there before the properties start being built.

Mark Post – Agricultural Commission – the Selectmen have agreed to lease the Stefanowicz land for two years instead of one year. He stated that at the town meeting the lease was promised to be for 25 years, however, they are still looking for homes for recreational fields and some people would like to put fields on this piece of land, so until this gets sorted there will only be a short 2 year lease. The agricultural committee are recommending against the rec fields going there. The total acres is 190 acres, the western half is all forested (about 100 acres), and this may be conservation. The eastern half is the farming half about 90 acres. Also the Food Safety Modernization Act (FSMA) is coming into place this year. It is putting the responsibility for monitoring public walks and trails, through the fields, on the farmer. Particularly if you sell crops that do not involve cooking such as

berries and fruit trees. The farmer has to monitor the foot traffic on and around his crops and maybe try to prevent it during certain times of the year. This will take some education to the public and they are working on this.

Tom Dufresne – Conservation Commission – are working on a 35 acres donation which should be complete by the end of July. Meridian is working on the survey and has been delayed due to the weather.

David Sullivan – Heritage Commission – the Commission is working on some educational story boards to explain the history of the buildings on Woodmont including Ice House and Gambrel Barn, these will be weather resistant and similar to the boards in Lawrence Barn. They are also working on the long term project of rebuilding the Cooper Shop. The money has been raised. The town has 32% of land preserved in Conservation, protecting the Rural Character and cultural importance of the town and the easement that has been placed on the land, from the Heritage point of view, when an easement is being developed for a piece of land, this should be vetted by all Land Use Boards to see what (if any) interest they have on that piece of land. Any suggestions from Land Use Boards should be considered and maybe worded appropriately to suit. In the future we may have structures that need to be moved and preserved and we need to have somewhere to put them and this needs to be considered. If an easement is so restrictive that it prevents historical buildings being saved, we are losing important features of this town for ever. He would like to see moving forward that the Selectmen invite the Land Use Board to a meeting to review the easement document and to allow other input. Bob Larmouth asked what happens now.

T. Dufresne answered when a piece of property is purchased from a Conservation Commission point of view, at that meeting the people there discuss and direct the easement and how it will be written. Fair or unfair this is how it has been done. There has been several situations where they are very limited by the easement as to what they can or cannot do with the land. When the document is written, it is normally the Town Attorney, plus a subcommittee of between one and three people, will say what they want it to say. He added with Woodmont a lot of things were discussed and processed and once the final document was finished some things got left out or changed.

D. Sullivan added that for ten years the Heritage Commission were fund raising having been told the Cooper Shop could go there, only to find out now that the easement document is worded such that it cannot be built.

Other discussion ensued as to how working together with the selectmen and town attorney, would it be possible for all Land Use Committee chairs, to be part of the easement document process for town owned land.

T. Chamberlain added the Hollis Town Forest was originally given to the town for forest purposes. And that purpose was for firewood that was used for public buildings and the schools. Now they don't burn wood. They found out 15 to 18 years ago, there is nothing written down, that it has to stay as town forest. So when you are looking to build a new high school, possibilities were looked at. This made them aware they have no restrictions, the town could do anything they want. Just previously to this, the town had two gravel pits and these were used for town highways. In the end all the different parcels of town forest land, where voted on officially at town meeting to make them officially town forest. Now it is what

100 the people wanted. The town forest is also educational. A lot of school groups learn in the
101 forest. We really need to consider what it will be needed for in 20 years.

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103 The budget committee wants any future land purchases ready by October 1st.
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105 D. Sullivan asked from a previous question, would it be appropriate for the Land Use
106 committee, to include all land use boards, to make a request to the Selectmen to be included
107 in the process of creating easement documents. Needs of the town are changing, such as
108 energy and recreation field requirements, therefore more input is needed from the various
109 land use committees and more involvement in the process.
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111 Venu Rao, said the Energy Committee did know anything about the Planning Board creating
112 the zoning ordinance. C. Hoffman stated the Planning Board had held public hearings on
113 this zoning ordinance and it was advertised. V. Rao would like the committees to allow the
114 energy committee to attend their meeting and be allowed to give a 15 minute presentation.
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116 It was explained that to avoid communication breakdown between Land Use Boards this
117 committee had be recreated to allow the opportunity for all the Chairs to pass on information
118 and agendas.
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120 Venu Rao also explained that NRPC have a lot of resources available to the Town and we
121 should use them more.
122

123 **Cathy Hoffman – Planning Board** – explained the items on the Planning Board Agenda
124 for March. There is a minor farm stand application and a design review for a subdivision on
125 Pine Hill Road. She also explained the Lone Pine Hunters club have submitted a building
126 permit for the underground rifle range, with a smaller design. The Planning Board will
127 discuss this at the next meeting.
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129 Meeting adjourned at 5:55 PM
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131 Respectively submitted by,
132 Wendy Trimble
133 Assistant Planner
134 Town of Hollis, NH