

# HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting  
August 6, 2008  
Approved September 3, 2008

Present: Tom Dufresne, Susan Durham, Richard Brown, Lynne Simonfy, Thomas Davies, Raymond Lindsay, Connie Cain – Staff.

Also Present: Peter Baker - Land Study Protection Committee, Gary Hamm – NH Geothermal Heating and Cooling

Meeting was called to order at 7:00 pm. T. Dufresne appointed R. Lindsay to vote in the absence of Lloyd Deenik.

## **GARY HAMM – Proposed Geothermal Heating System at 032-016-006**

G. Hamm is before the HCC regarding the installation of a geothermal heating system at 275 Pine Hill Rd, M/L 032-016-006. This property has a conservation easement along the back of the property, and it is for this reason that the HCC is being consulted. The proposed installation site for the system is within the conservation easement area. Virginia Mills, Planning Board secretary, provided notes from the original subdivision that states that no structures are to be placed on the conservation easement area, and that prior to any disturbance of the conservation easement area, written permission must be obtained from the HCC.

G. Hamm presented information on the proposed system. This will be a 10-ton system, consisting of a series of 1-inch coils of pipe placed below the frost line, also known as a “closed loop system.” He went through the process of how the system is designed to work; nothing will be visible at the ground level; showed pictures of the system and other properties where this system had been installed. The system does contain methanol at a 25% dilution in the main pipe. For this particular system, the pipe warranty is for 50 years. He also showed the proposed location on a large copy of the subdivision plan. The area of disturbance is to be limited to the northeast corner of the property, consisting of approximately a 10' x 10' area furthest from the road.

L. Simonfy asked why the system needed to be placed in the conservation easement area, are there other places on the property where the system could be installed without disturbing the easement area? G. Hamm stated that due to the placement of the house and septic system, the only portion of the property that the system could be installed would be in the easement area. R. Lindsay asked what type of pipe is used for installation; G. Hamm responded that it was typical PVC piping, similar to those used in wells. R. Brown asked if this system was an alternative to deep well systems; G. Hamm responded yes. L. Simonfy asked if there were trees in the easement area; G. Hamm responded that there are no trees, easement area is field. T. Dufresne asked if any of the area was wet; G. Hamm responded that there are no wet areas on this property; the nearest wet area is located on an abutting property. R. Brown asked if there was any ledge on the property; G. Hamm responded that the property owner did not believe there was any within the property. P. Baker asked if the easement wording stated no structures, as this might be considered a structure. C. Cain informed him that both Virginia Mills and Debbie Adams, ZBA secretary and Building Department Coordinator, did not feel that this would violate the conditions of the easement, since it is to be totally contained underground. There are no specific mentions of underground facilities in the subdivision files or easement documentation. R. Brown asked if the same soil type would be placed on the area after construction; G. Hamm stated that they will be storing the soil removed on site, and would place the same back on the easement area at the completion of installation.

T. Dufresne stated that in order to give permission for the conservation easement area to be disturbed, the following conditions would need to be met:

- 1.) Area of disturbance to be restored to pre-installation conditions upon completion;
- 2.) HCC to inspect conservation easement area prior to installation start and within 1 – 2 months after completion for condition of easement area. If area is not restored to the satisfaction of the HCC, further restoration work will be discussed at that time;
- 3.) No work to be performed within 100 feet of any wetlands on this property or abutting properties.

T. Dufresne felt that, due to the type of system and the fact that it does not leave a significant footprint on natural resources; the HCC should allow the installation of this system, as this is the type of utility they endeavor to promote.

T. Dufresne motioned to waive the conservation easement in the area as indicated for the express permission to allow the installation of a geothermal heating system, and that the installer and owner must agree to and meet the conditions as given. Seconded by T. Davies. All in favor; none opposed. Motion passed.

T. Dufresne will write a letter, giving the conditions and permission to disturb the conservation easement area. This will be sent to the owner and G. Hamm, who will inform the HCC prior to construction commencement for inspection purposes.

(G. Hamm left at approximately 7.15 pm)

#### **NON-PUBLIC SESSION**

T. Dufresne motioned to adjourn to non-public session to discuss a potential land acquisition. Seconded by T. Davies. All in favor, none opposed. HCC moved into non-public session at 7:16 pm.

T. Dufresne motioned to remove from non-public session, and to keep the minutes of the non-public portion of meeting sealed. Seconded by T. Davies. All in favor, none opposed. HCC removed from non-public session at 7:50 pm.

#### **BOARD & COMMITTEE UPDATES**

None as of meeting date.

T. Dufresne reminded members that at the next scheduled Planning Board meeting; the HCC is on the agenda to discuss the wetland buffer signs. There will also be a presentation by Mark Archambault of the Nashua River Watershed Association on watershed protections for the Squannacook-Nissitissit watershed.

#### **LAND STEWARDSHIP SUBCOMMITTEE UPDATE – Peter Baker**

P. Baker stated he and Gail Coffey had walked the William Hall property on Pepperell Road; they found 3 out of 30 easement markers. In reviewing the plan for this property, many of the unfound markers were to have been placed and have not to date. P. Baker also walked the Blood Road portion of the William Hall property with Lou Candito, and only found 2 of the markers. Again, the same situation as the Pepperell Road property.

P. Baker recommends that the BOS be informed of the absence of the markers and that a surveyor be hired to place the markers as soon as possible as part of maintenance of Town properties. He asked how much Craig Birch would charge to perform the marking; T. Dufresne stated that while Craig charged an hourly rate, it would depend on how much work was to be done to locate the boundaries for proper placement. T. Dufresne would not class these properties as HCC properties – Town owns development rights, not the HCC.

P. Baker would like a stronger sense of stewardship within the Town. The Town needs to make sure that their properties are being maintained adequately. He would like the HCC to consider the approach currently in place for maintenance of Town properties from a different perspective, in other words "to think outside the box", and potentially come up with new ideas for maintaining Town land and pass those on to him.

### **FLINT POND UPDATE**

No members of the Flint Pond Improvement Association (FPIA) were in attendance. The FPIA had requested a meeting with the BOS to review the plan and apply for a dredge and fill permit; the BOS referred them to the HCC prior to scheduling a meeting with the BOS. The BOS had previously made a decision that the FPIA and HCC meet jointly over the continuing plans prior to any meeting with the BOS, and that the HCC make a recommendation to the BOS regarding the proposed plan. This FPIA has not notified the HCC as to the status of this or any revised plan regarding the hydroraking of Flint's Pond since that date.

T. Dufresne updated HCC members that there is a meeting scheduled with the Department of Environmental Services (DES) at their offices on August 14, 2008 at 9:00 am to review the existing plan, and discuss the same. T. Dufresne has been invited to the meeting and will be attending. He asked that any other HCC members that could attend to please let him know. P. Baker will attempt to join T. Dufresne at the meeting.

P. Baker stated that within the last Master Plan update, the Flint's Pond situation was addressed, and it was his belief that wording was contained within that document that if no reasonable solution was found to the weed problems on Flint's Pond within 10 years, any money that the Town or it's committees had placed in reserve for the project would be returned to the respective Board or Committee for other purposes; the BOS would return the reserve to the General Fund; the HCC would return it to their regular conservation fund. 10 years has passed since that time, however the BOS extended the date until Town Meeting 2009.

### **SIERGIEWICZ CONSERVATION LOT**

The Doris R. Siergiewicz Revocable Trust has donated a 21-acre piece of valuable land to the HCC. The property sits over the Pennichuck aquifer and is important to the preservation of Hollis' water supply. The HCC greatly appreciates this gift from Mrs. Siergiewicz through her trust, and thanks her for her thoughtfulness in choosing to donate this property to the HCC. T. Dufresne noted that the deed for this lot has been signed and is due to be recorded.

The only stipulation made in this gift was that a sign be placed on the property, designating it as the "Siergiewicz Conservation Area" or other similar wording. T. Dufresne asked who had made the sign for the Gelazauskas Forest property. L. Simonfy stated that it was her Girl Scout troop, and that she will approach them to enquire if another sign could be made for the Siergiewicz property. S. Durham asked if the boundaries needed to be marked; there has been some discussion with a potential buyer of the abutting house lot for recreational use. T. Dufresne felt that the southerly boundary should be marked with the new wetland signs when they arrive. L. Simonfy will also put together a press release for the papers notifying them of Mrs. Siergiewicz's gift.

### **OLD HOME UPDATE**

Old Home Days will be held Friday, September 12 and Saturday, September 13. T. Davies has submitted a request for a booth, but no response as of meeting date. T. Davies asked members for ideas on the display; maps are always of interest, and apples are usually provided to the public. T. Davies felt that an appropriate topic would be the HCC's involvement with the Town and public over the last year, such as the Earth Day roadside cleanup and other similar events or

doings of the HCC. T. Davies asked who would be available to help at the booth; T. Davies, T. Dufresne, L. Simonfy and R. Brown will be available that day.

### **OTHER BUSINESS**

#### *Stawasz, Ridge Road*

The HCC has received a copy of a letter from DES regarding the Stawasz property on Ridge Road, stating that the DES does not feel that there have been any enforceable violations and will not exercise judgment in the matter. This is in reference to a minor subdivision plan that had been submitted to the Planning Board in 2007.

#### *Earth Day follow-up*

T. Davies stated that, as a gift, the Town of Hollis would receive 600 flower bulbs from the State of NH for the efforts made on Earth Day 2008 via the Roadside Cleanup. While the initial request was for 2 elm trees, unfortunately, they are no longer available. These are to be delivered sometime in the fall. T. Davies will speak to the Garden Club regarding the appropriate placement of the bulbs.

### **MINUTES**

Motion made by T. Dufresne to accept the minutes of July 16, 2008 as written; seconded by T. Davies. All in favor, none opposed. Motion passed.

### **ADJOURNMENT**

Motion made by T. Dufresne to adjourn; seconded by T. Davies. All in favor, none opposed. Motion passed. Meeting adjourned at 8:25 pm.

Respectfully submitted,

Connie Cain  
Staff