

Hollis Conservation Commission

Minutes of the May 20, 2026 Meeting

Approved June 17, 2026

Members Present: Joe Connelly, Paul Edmunds, Thomas Davies, Mark Post, Peter Band, Karen Bridgeo,
Bernadette McQuilkin,
Alternates Present: Kate Rydstrom
Staff: Connie Cain
Also Present: William Moseley, Planning Board Chair; Erin Hubbard, Selectboard Member

J. Connelly called the meeting was called to order at 6:31 pm.

COMMITTEE & BOARD UPDATES

Board of Selectmen

There was no update at this time.

Planning Board - W. Moseley

W. Moseley shared that Golden Valley Way Holdings LLC had moved their site plan entirely out of Hollis and have withdrawn themselves from the Planning Board Agenda. He encouraged members of the HCC and public to attend the Amherst Conservation Commission Meetings while Golden Valley Holdings LLC was before their board.

At the May 19, 2026 Meeting, the following was heard:

- 1.) The Toddy Brook Development hopes to have their Hydrogeological study to the Planning Board (PB) by June, 2026.
- 2.) The Abbott Hill Development steps are as follows:
 - a.) The PB will discuss what the NHDOT findings are regarding Traffic Calming.
 - b.) The PB will discuss the applicant's response to Kevin Anderson's 26-line items of outstanding issues.
 - c.) The PB will have a public hearing, most likely in July 2026.
- 3.) The PB approved a Lot Line Adjustment on the former "Pig Farm" up on Mooar Hill Road, which provided that the current site plan restrictions would be removed.
- 4.) Lone Pine Hunters Club Design Review. The PB is looking for a conventional design instead of a HOSPD for the property. There will be a "causeway" connection to Hillside Drive. There was a brief discussion on the causeway, the possible wetlands impact, and easements required.

Treasurer's Report - T. Davies

The current balance as of the end of April, 2026 is \$1,254,937.63.

CORRESPONDENCE

Birch Hill Easement Recording Fee - J. Connelly

J. Connelly notified the HCC that a bill came in for \$49.32 for recording of the Birch Hill Conservation Easement.

P. Edmunds motioned to approve payment to the Hillsborough County Registry of Deeds for the recording of the Birch Hill Conservation Easement in the amount of \$49.32; seconded by P. Band. All members in favor, none opposed or abstained, and the motion carried by a vote of 7-0-0.

Annual Monitoring Reports - J. Connelly

Craig Birch finished his Annual Mentoring Reports on the Gardner, Glover, HBHS, and Rideout Properties amounting in \$1,350.

P. Edmunds motioned to approve payment to Craig Birch for the Annual Reports on the Gardner, Glover, HBHS and Rideout properties in the amount of \$1350.00; seconded by J. Connelly. All members in favor, none opposed or abstained, and the motion carried by a vote of 7-0-0.

DND Appraisal Bill - J. Connelly

DND Appraisal finished their appraisal for the Walker parcel. The fee is \$1,275.

P. Edmunds motioned to approve payment to DND Appraisals in the amount of \$1275.00 for the appraisal of the Walker property; seconded by M. Post. All members in favor, none opposed or abstained, and the motion carried by a vote of 7-0-0.

Daughters of the American Revolution (DAR) - T. Davies

T. Davies debriefed the HCC on the presentation that he had shared at the DAR.

HCC Application Draft - C. Cain

There was a brief discussion outlining the draft application created by C. Cain to use for any party that wishes to appear in front of the HCC. C. Cain noted that any edits were welcome.

63 *K. Bridgeo motioned to accept the draft "HCC Application" as presented to the HCC; seconded by P. Edmunds. All*
64 *members in favor; none opposed or abstained, and the motion carried by a vote of 7-0-0.*

65
66 **NEW/CONTINUING BUSINESS**

67 *Water Withdrawals - B. McQuilkin*

68 B. McQuilkin shared that she was looking into the legalities regarding water withdrawals from conservation land, after
69 coming across a landscaper withdrawing water from Conservation property on Rocky Pond Road. C. Cain noted that State
70 RSA allowed for water withdrawals. C. Cain will find the information from a couple of years ago, and resend to members. T.
71 Davies commented that it is his understanding there was a back flow prevention measures required for water withdrawals. B.
72 McQuilkin is in communication with K. Anderson on the requirements for water withdrawals and will keep the HCC updated.

73
74 *Silver Lake Association (SLA) Update - B. McQuilkin*

75 B. McQuilkin shared that several members of the SLA are working on furthering their education or accreditation regarding
76 the lake water and ecosystem. It was discussed at one of the meetings that the road salt was posing a problem for the lake,
77 and that it might be worthwhile to make route 122 a low salt road in that specific zone by the lake.

78
79 *Golden Valley Way Holdings LLC, 30 Northern Blvd, Amherst, & Witches Spring Rd, MBLU 048-001 - J. Connelly*

80 Now that the applicant is not wanting to develop on any Hollis property, this will no longer be a direct concern to the HCC,
81 however, the runoff of the building into the surrounding wetland buffer zones could be a concern. This will continue to be
82 watched for any impact to Hollis.

83
84 *Landscape Land Management Software*

85 This was tabled until Holly Park would be in attendance.

86
87 *Conservation Easements - J. Connelly*

88 The Birch Hill Easement is finished. M. Post noted that the key for writing future easements would be to understand the
89 purpose of the property. J. Connelly noted that he would like to see the Law Property and Stefanowicz Property easements
90 done next.

91
92 *2026 Invasive Species Plans - K. Bridgeo*

93 K. Bridgeo, B. Thyng and Eric Radlof went to the Rideout Property where they did the initial buckthorn pull. E. Radlof is
94 permitted and licensed to use herbicide for treatment of invasives. K. Bridgeo explained how herbicide would be used in this
95 scenario in a safe and effective way. E. Radlof will be treating the buckthorn by the water and once it is treated, will pull it
96 up and lay it out on top of some other plants that will keep it from re-rooting and let it die off. There is a plan for future
97 treatment of buckthorn on that property as well. B. McQuilkin noted that there are several grants that could be used for the
98 costs form invasive treatments.

99
100 *Annual Monitoring Reports - J. Connelly*

101 One of the primary issues reported is that the High School is encroaching on the Conservation Easement, near the dugout
102 area, according to the report. There was discussion on how to best approach a conversation with the Superintendent of the
103 school on this issue and on the requirement of regular water testing. J. Connelly will reach out to the superintendent to set up
104 a meeting to discuss these items. T. Davies suggested involving some of the High School students and groups who are
105 concerned about conservation.

106
107 *Law Property Bat & Bird Box Installations - J. Connelly*

108 J. Connelly shared that the event went well, and several members from Farm LLC and the HBHS National Honors Society
109 Students attended. There was positive feedback from the event.

110
111 *Tom Dufresne Memorial Bench - J. Connelly*

112 P. Band asked the members of the HCC for their thoughts and memories regarding Tom Dufresne, so that he could include
113 them in his speech at the event. K. Bridgeo shared that she was in receipt of the Dogwood saplings and that they would be
114 available for some of the attendees. There was brief discussion on the logistics of the event.

115
116 **MINUTES**

117
118 **Public Minutes**

119 *J. Connelly motioned to approve the Public Minutes of April 15, 2026 as written; seconded by K. Bridgeo. All in*
120 *favor of approving the minutes, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*

121
122 *J. Connelly motioned to approve the Public Minutes of the Walker Site Walk on April 20, 2026 as written; seconded*
123 *by P. Edmunds. All in favor of approving the minutes, none opposed or abstained, and the minutes were approved*
124 *by a vote of 7-0-0.*

125 Non-Public Minutes

126 *J. Connelly motioned to approve the Non-Public Minutes of March 18, 2026 as amended; seconded by M. Post. All*
127 *in favor of approving the minutes, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.*

128
129 B. McQuilkin asked to table the Non-Public Minutes of April 15, 2026 until after the Non-Public Session.

130
131 **NON-PUBLIC SESSION**

132 *P. Edmunds motioned to enter into non-public session, as per RSA 91-A:3, II (d); seconded by P. Band. Members*
133 *were polled, voting in favor of entering into Non-Public Session were J. Connelly, P. Edmunds, M. Post, T. Davies,*
134 *P. Band, K. Bridgeo, and B. McQuilkin; no members opposed or abstaining. The motion carried by a vote of 7-0-0*
135 *and the HCC entered into Non-Public Session at 8:05 pm.*

136
137 **RETURN TO PUBLIC SESSION**

138 *P. Edmunds motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to*
139 *release, seconded by T. Davies. Members were polled, voting in favor of concluding the Non-Public Session were J.*
140 *Connelly, P. Edmunds, M. Post, T. Davies, P. Band, K. Bridgeo, and B. McQuilkin; no members opposed or*
141 *abstaining. The motion carried by a vote of 7-0-0 and the HCC concluded the Non-Public Session at 8:35 pm.*

142
143 **MINUTES** continued

144 Non-Public Minutes

145 *J. Connelly motioned to approve the Non-Public Minutes of April 15, 2026 as amended; seconded by P. Edmunds.*
146 *All in favor of approving the minutes, none opposed or abstained, and the minutes were approved by a vote of 7-0-*
147 *0.*

148
149 **ADJOURNMENT**

150 *P. Band motioned to adjourn the meeting; seconded by K. Bridgeo. All members in favor; none opposed or abstained;*
151 *the motion carried by a vote of 7-0-0 and the meeting adjourned at 8:36 pm.*

152
153 Respectfully Submitted,
154 Amiee Le Doux
155 Recording Secretary