



TOWN OF HOLLIS SELECT BOARD

May 11, 2026

PUBLIC MINUTES 6:30 PM

Approved 6/8/2026

1 SELECT BOARD MEMBERS

2 Select Board Present: Chair David Petry; Vice Chair Tom Whalen; Susan Benz; Erin Hubbard; Will
3 Walker
4 Staff Present: Chrissy Herrera, Town Administrator; Kevin Anderson, Town Planner and
5 Environmental Coordinator; Robert Boggis, Fire Chief; Erica Crea, Recreation
6 Coordinator
7

8 LOCATION

9 This meeting commenced in the Hollis Town Hall Community Meeting Room, located at 7 Monument Square,
10 Hollis, New Hampshire.
11

12 PLEDGE OF ALLEGIANCE AND AGENDA REVIEW

13 D. Petry called the meeting to order at 6:30pm and invited S. Benz to lead the Pledge of Allegiance.
14

15 There were no changes to the agenda.
16

17 D. Petry stated that he wanted to make everyone aware that agenda item 2.a under New Business, Request for
18 Protective Well Radius Easement on Town land, Map 45 Lot 49, will not be voted on tonight. He has asked for
19 additional information from Staff, and for review from Town Counsel. Tonight will be just be the first briefing.
20

21 PUBLIC COMMENT

22 David Sullivan, 86 Worcester Road. Stated that on Thursday, May 14, our oldest Town resident, Gordon
23 Russell, is turning 100 years old.
24

25 D. Sullivan also stated that he is here representing the Historical Society, and they are partnering with the
26 Hollis-Brookline Rotary to participate in the Flag Program. They are offering everyone on Main Street the
27 opportunity to host a flag for this season. It will start with Memorial Day; they will put a temporary stand in
28 your front yard, and put a flag up on all the relevant holidays: Memorial Day, Flag Day, 4th of July, Columbus
29 Day, Labor Day, and Veterans Day. They are offering this at no charge, but are hoping to line Main Street with
30 American flags as this is America's 250th year. He is here to ask the Select Board if they could put one flag at
31 the South Cemetery entrance, and also on the front lawn of the Farley Building.
32

33 D. Petry stated that he doesn't see any issue with that at all. S. Benz concurred. T. Whalen stated that he thinks
34 this is extremely generous, and that it's a fantastic opportunity.
35

36 Joe Garruba, 28 Winchester Drive. Stated that he has some points that hopefully might get addressed tonight, or
37 maybe in the future. It sounds like there's going to be some more research on the easement. Stated that he is
38 here today to speak about a request for an easement on Town land. It seems that the high-density development
39 on Cobbett Lane is requesting an easement on Town property to allow the construction of a third well for the
40 development, which would require a protective well radius beyond their property line and extending into our
41 property, Town property. In his opinion, it is not reasonable to provide Town land for the benefit of private
42 interests. There are many questions raised by this request. First, why is the original well not sufficient?
43 Second, he believes that there is a second well on the lot already, for irrigation – why is that not sufficient to
44 provide water for the development now? Third, why doesn't the condo association have the developer correct
45 the situation by enlarging or repairing the existing well? Fourth, what actions has the condo association taken to
46 remedy this situation on their own, with their own resources? Fifth, it seems that our zoning ordinance for such
47 developments is insufficient to protect our residents and their resources. He formally requests that the Town

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48 revise our zoning ordinance to require backup well protection areas for future developments with community
49 wells. Lastly, he does not believe that the Select Board has the authority to give away real estate rights in this
50 manner.

51

52 **1. APPOINTMENTS**

53 **a. Aurelia Perry, Heritage Commission, Alternate Member (term to expire April 30, 2028)**

54

55 *MOVED by Susan Benz seconded by Tom Whalen that the Select Board approve Aurelia Perry as an*
56 *Alternate Member to the Heritage Commission, term to expire April 30, 2028. Voting in favor of the*
57 *motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-*
58 *0.*

59

60 **b. Tim Morgan, Heritage Commission, Regular Member (term to expire April 30, 2029)**

61

62 *MOVED by Susan Benz seconded by Will Walker that the Select Board approve Tim Morgan as a Regular*
63 *Member to the Heritage Commission, term to expire April 30, 2029. Voting in favor of the motion were*
64 *Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-0.*

65

66 **c. Scott Rubeski, Trails Committee, Alternate Member (term to expire April 30, 2027)**

67

68 *MOVED by Susan Benz seconded by Will Walker that the Select Board approve Scott Rubeski as an*
69 *Alternate Member to the Trails Committee, term to expire April 30, 2027. Voting in favor of the motion*
70 *were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-0.*

71

72 D. Petry thanked all of the volunteers, and stated that it is much appreciated.

73

74 **2. NEW BUSINESS**

75 **a. Request for Protective Well Radius Easement on Town land, Map 45 Lot 49 (Kevin Anderson, PE-**
76 **Town Planner)**

77 K. Anderson stated that Lewis Engineering approached him a couple of weeks ago, requesting some
78 assistance in obtaining an easement on Town property. The easement would be serving Silver Lake
79 Estates Condominium Association, also known as Cobbett Hill. The easement would be for a protective
80 well radius for a backup domestic well. It requires a 175 foot radius; that radius will encroach into the
81 abutting property. The abutting property in this case is Town-owned land. The land was obtained via tax
82 deed in 1980. It is a 5-acre parcel. It does not have any frontage; it actually just has a point that is on
83 Silver Lake Road. The purpose of introducing this to the Select Board is to determine whether the Board
84 would like Staff to look into this further, to obtain the necessary documents, have legal counsel review
85 anything. He stated that among the documents in the Board's packet for this matter, something to focus on
86 is the draft easement language for the protective radius. Should the Board like to move forward with this,
87 Staff would have the draft easement language and the document vetted through legal counsel.

88

89 K. Anderson gave some history on Cobbett Hill, stating that it was subdivided in 2018. It consists of 52
90 units. It is currently serviced with a domestic well. It has three additional irrigation wells that are located
91 on the property; irrigation wells are not required to have the protective well radius, and these are actually
92 located in places that cannot have a radius added to them. The easement area on the tax-obtained parcel is
93 about 100 x 200. That would get ironed out in a physical plan that would be drawn up depicting the limits
94 of the easement. He stated that also attending this meeting tonight is Bruce Lewis of Lewis Engineering,
95 who has done the water design, to answer any questions.

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K. Anderson further stated that prohibited uses within this easement area are transportation corridors, underground utilities or structures, storage and handling of transportation, disposal of domestic or industrial wastewater, and any other uses that NH DES determines would be detrimental to the well's drinking water.

He asked for direction from the Board as to whether or not they would like him to look into pursuing this easement further.

T. Whalen asked what the confidence level is in finding sufficient water with this proposed new well. K. Anderson replied that he doesn't know that a percentage could be applied to that. They actually have pretty good water from their domestic well now. They have had issues because of irrigation that was being drawn off of that – they drilled three additional wells, which are shallow wells. They are of a completely different nature than the bedrock well that is currently being used for their domestic water. The proposed new well would be a bedrock well.

W. Walker asked why this is needed, and what would happen if it doesn't get done. K. Anderson responded that they have had a history of poor water quality at Cobbett Hill. They are concerned about not having enough water to fulfill the requirements of the 52 units. This is a backup well; it is a plan B. He thinks that one wants to have plan B in operation before you need it, and not have to go through the permitting. There is substantial State permitting involved with community well systems.

W. Walker asked, if the well is to be dug, whether it would be strictly for backup purposes or whether there would be use on it. K. Anderson answered that he thinks the assumption is that it is going to be used.

S. Benz asked whether there is no other location on site, within that community, that they could use that would not encroach on Town land. K. Anderson stated that the protective well radius can encapsulate certain areas. The way that the development was drawn up, with the number of units, and, more importantly, the location of where the clubhouse is – the clubhouse is where the water is drawn into and distributed among the units – the proposed new well is in close proximity to the clubhouse. He assumes that, without doing extreme added infrastructure, this is the most prudent location for the well. The abutting property is a 5 acre parcel that was obtained through tax deed. It has no frontage. It has residential properties abutting it to the north, and Cobbett Hill to the south. It seems like a reasonable use for an easement.

S. Benz stated that there is nothing there, where the easement would be. K. Anderson stated that 175 feet is the radius from where the well itself would be located; it would probably encroach into the abutting property about 70-75 feet. Once the final plan is drafted, we will have the exact numbers. He stated that if the Board has no appetite for this, he does not want to go further with it or have Town Counsel spend time on it.

E. Hubbard pointed out that K. Anderson had stated that the concerns were about water quality, and asked if they are also concerned about the amount of water. She asked whether they are planning to put any restrictions on their irrigation to help with the volume. K. Anderson replied that he is not privy to any of that information. He stated that it has been brought to his attention that this is a backup well for future concerns. There are 52 households attached to this well, and should it go down it's not as if just one household would be affected. Community well systems are under the jurisdiction and review of the State;

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143 it is a water system. There is a lot of review and scrutiny that they go through, including monitoring and
144 annual reports.

145
146 K. Anderson also stated that a point he would like to make is that this is an approved subdivision; this
147 subdivision was approved by the Planning Board, for all 52 units. While the Planning Board does not have
148 the jurisdiction to implement water volumes or water quantities, it was an approved subdivision – so there
149 is some level of support in that it is owed to the residents to ensure that they have water in the future. If
150 that means an easement on the abutting property, a tax-owned property, then so be it.

151
152 T. Whalen stated that this is an unused portion of land which is laying idle. It has no frontage, and there
153 are no real, expansive plans for it. It doesn't abut Town Forest, or any conservation land. K. Anderson
154 concurred that it is kind-of isolated. T. Whalen asked whether we would consider just selling that portion
155 of land that the development would need. D. Petry pointed out that that would have to be decided at Town
156 Meeting.

157
158 D. Petry asked what would happen if the Select Board says no. K. Anderson replied that he would
159 introduce Bruce Lewis of Lewis Engineering to answer some of these questions.

160
161 Bruce Lewis, Lewis Engineering, Litchfield, NH. Stated that they have been doing water supply work in
162 the State for 40 years. They have developed a lot of the community water systems in the State. Silver
163 Lake, when it was originally being designed, they were called in, and they helped design the water system
164 to meet all the State regulations, which it did. The single well that they have, he would say that there are
165 two issues with it. The homeowner's association has been very proactive in talking about being able to do
166 something to make sure that they have a supplemental source of domestic water. They have been talking
167 about it for a couple of years, now. There is a water quality issue; he doesn't know exactly what it is, but
168 he knows that they have taken some steps for water treatment and the water quality actually changed since
169 the well was put in use. He believes that the capacity of the well has, over time, changed, just due to the
170 conditions and fractures under the earth, so there is not as much water coming in. To be proactive about it,
171 the community right now takes 100% of its domestic drinking water from this well – which is marginally
172 sufficient. They haven't run out of water yet. He thinks the more important thing, and the sense he has
173 from the HOA is, that they would like to have, so they can sleep better at night, the idea of another well
174 that is available for their domestic water. The irrigation wells cannot be used for domestic water because
175 they don't have sufficient protective radius. When he looked at the parcel and the engineering plans for it,
176 from Fieldstone, this location was really the only location that had the majority of the 175 foot radius kept
177 on the property with a smaller piece that overlapped onto the Town property. This is effectively a land-
178 locked piece of property, with one little point that meets the road. The HOA would really like to be able to
179 move forward and develop the well. Recently they had a Teams meeting, and one of the people from the
180 Groundwater Bureau was in on that meeting, and Scott Boggis, a long-term Skillings person, was in on that
181 meeting, and effectively this well does have a number of steps that have to be taken to meet the State
182 criteria. An important one for the State would be to have the protective area around the well. This is an
183 invisible circle; there will be no disturbance to the property. This invisible circle just has some restrictions
184 against things that shouldn't be done on the property. There's not going to be any encroachment
185 whatsoever. Even drilling the well, everything sits as much as it can on the Silver Lake property. When
186 the well is drilled and tested, to try to answer the question about how we can be assured that there would be
187 enough water, unfortunately the only way we would be assured that there would be enough water is after
188 Skillings comes out and drills the well and then gives a report on what they found for water, how deep it is.
189 They'll do what is called an air test on it. He believes that on this well, they would probably be looking

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190 for, if possible, about a 10 gallon-a-minute well, which is what a single family home would typically have.
191 That would give them the backup that they need, and the community would be better served.
192

193 D. Petry stated that he still hasn't heard an explanation as to why the well can't be entirely on the
194 development's parcel itself. B. Lewis replied that there is no room for it. Every other possible well
195 location would have protective radius falling off onto the abutting property. This was the only spot he
196 could find that would have the most protective radius available to the HOA.
197

198 D. Petry stated that he is the Select Board liaison to the Planning Board, and was on the Planning Board
199 when this original subdivision was approved. The entire approval of the subdivision was predicated on the
200 first community well being sufficient enough to support the parcel. Now we are hearing, eight years later,
201 that it is not sufficient – and we have a proposed development, on another parcel next to it, that is also
202 going to require a community well. He is concerned that the draw-down from that well and from this new
203 proposed well is going to affect everything in that area.
204

205 D. Petry further stated that he still hasn't heard that the proposed new well can't go anywhere else on the
206 entire community's parcel and stay within its own boundaries. B. Lewis replied ok, he will make that
207 statement.
208

209 D. Petry stated that once you do a restrictive easement like this, you are effectively taking away the use of
210 that part of the impacted section for anything else that the Town might want to do with that parcel. He
211 asked whether this well is a just-in-case, or whether this well is needed because the first well isn't
212 sufficient.
213

214 B. Lewis responded that his position would be that this well is appropriate to do now, because even a year
215 from now if the existing well, for whatever reason, continues to lose capacity, then you have 52 homes
216 without a water supply.
217

218 D. Petry stated that we don't approve wells, we don't inspect wells; that is the State, and not the Town –
219 but he is hearing that it is going to be our issue if we don't do something. It is unfortunate, because if we
220 had known this back when we had this development in front of us, it may not have been approved. If the
221 first well couldn't support it, why would we have approved it?
222

223 B. Lewis replied that at that time all the indications were that it would support it because it met all the
224 testing requirements.
225

226 D. Petry stated that the developer had a choice. He went the route of putting more houses in there than it
227 probably supported. He stated that he thinks the Board is going to need some more information before
228 they make a decision.
229

230 D. Petry asked whether we have done this anywhere else in Town, to which K. Anderson replied not that
231 he is aware of. S. Benz pointed out that that may be because we don't have other developments like this.
232 D. Petry pointed out that there is another one being proposed, with the exact same setup, and he predicts
233 that it would have the exact same problem.
234

235 K. Anderson stated that we have the benefit of it not being an emergency right now, and the Town should
236 take the time to make sure that we do this correctly and vet out any concerns. It is a perfectly viable
237 location, to encroach onto the abutting property, but there are a lot of questions that have been raised.

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D. Petry asked what would happen if the proposed well were shifted in the other direction. Is there potential for an easement with another party, and not with the Town? In response, K. Anderson handed the Board a subdivision plan for illustration.

S. Benz stated that she is of the opinion that we need more information, but she hates to punish these homeowners. If they don't have the water it is through no fault of their own.

T. Whalen pointed out that it has been stated that the water has changed since the implementation of the original well. He asked how it has changed, and whether we have measurements of that. Is it volume? Is it chemical?

B. Lewis answered that it is both. He believes that there are records for the level of water in the well, and we can figure out what the well is capable of pumping now, and how much they are using.

T. Whalen stated that it would be useful to have that information. He mentioned that B. Lewis had stated that the new well would essentially provide enough water for a single family unit.

B. Lewis stated that the reason that works, why he said 10 gallons a minute, is the fact that the community, when it's using water, they have water storage tanks. The water comes into the cellar of the clubhouse building where the water room is. It gets treated, and stored in large tanks – so when people are using a lot of water, say in the morning and in the evening, they would definitely be taking more water than the well could supply: but the tanks are there, and they will refill slowly overnight. A 10 gallon-a-minute well would be sufficient to keep the tanks full.

T. Whalen asked what the current well puts out. B. Lewis answered that he would have to look into that further, but believes he was told it was on the order of something like 6-7 gallons a minute.

W. Walker asked who is responsible for checking the impact on neighboring wells. B. Lewis responded that normally, and it has been mentioned that a new project is going in nearby – so they have drilled wells, they've gone to the State, and he doesn't know if they have done this yet, but there is a 72-hour pump test where those wells will be pumped for 72 hours each. The levels in those wells, along with neighborhood wells, are measured to see if there is any interaction. The same thing was done on this well, the first time around. He doesn't recall if it was a 72-hour test; it used to be 48 hours. When the wells are being pumped like that, they have to effectively achieve a steady state so that they're not continuing to go down – for as much water is going out, you have coming back into the wells. If that can be maintained for 12 hours, that is part of the State regulations.

W. Walker asked if that applies to the proposed new well, too. B. Lewis indicated yes, stating that with a well like this, because the State realizes that it will be used some of the time, and he thinks it should be used some of the time – he thinks there will be a balance between the two wells.

B. Lewis stated that with the other proposed subdivision, if they have done the tests, there are several other houses around them where those wells will also be monitored to see what the impact is. It's not that there won't be some impact – but if it's a little bit then the State says ok; if it's to the point where it might cause an issue with a homeowner's well they usually come in and have it rectified before it becomes a problem. You can either deepen the homeowner well, or you can put a well pump in. There are solutions available.

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286 K. Anderson asked what the Board will be looking for, to which D. Petry stated that he wants a definitive
287 answer as to why this is the only place the new well can go. He wants to know what the plan is, if it
288 impacts other residents. We want to have the easement language reviewed by Town Counsel.
289

290 T. Whalen added that the Board wants an answer as to whether the State will have the same requirements
291 for this new well as it would for a new development.
292

293 B. Lewis stated that to get it permitted the only difference is that a well like this it would only require a 48
294 hour test and not a 72 hour test.
295

296 T. Whalen stated that the Board also wants an answer as to what is different about the water today vs.
297 when the well was first started – the history of that well.
298

299 D. Petry stated that if they say no on the easement, then no well goes in. He wants to be sure that there is
300 no other location, no other solution. He further stated that this situation is frustrating to hear about because
301 this community well was proposed in order to support this many houses. Had we known that it wasn't
302 going to support all the houses, then it shouldn't have been approved for this many houses. Clearly there
303 are too many houses on this parcel. Within eight years, it's already overtaking the original well.
304

305 B. Lewis stated that he thinks what has happened over the eight years is that something has happened in
306 the groundwater strata – because if the water chemistry has changed, that means that water is coming in
307 from some other location. It's the same thing with the quantity: if the quantity has slowed down, as he has
308 seen with other wells, if there are fractures there will be, like, fine material – and over time, without
309 overusing the well, it migrates in and you'll have a lesser capacity because the water can't get through all
310 the fine material.
311

312 **b. New Hampshire Barn Trail Project (John Porter, NH Barn Committee Chairperson)**

313 **I. Sign Permit review/approval**

314 D. Petry stated that this is a request for a sign permit review and approval.
315

316 John Porter, NH Barn Committee. Stated that the NH Barn Committee was set up in about 1999 as a
317 group that would be concerned about the restoration and preservation of old barns, and to help develop
318 an appreciation for them. Their next project is a Barn Trail. They are doing this in cooperation with the
319 NH Tourism office, and they are quite excited about it. They have selected 30 barns to be on the trail –
320 mostly public, so that they don't get into liability issues. The barns are geographically scattered from
321 the coast to clear up to Stewartstown, NH. They would like to put a sign at each barn. He showed an
322 example of the sign, stated that the idea would be to have the sign in an area that can be seen from the
323 road – so that if someone is on the trail, looking for a particular barn, they could see the sign. He stated
324 that in Hollis they have picked the Lawrence Barn. They have a write-up to go with it, that will be on
325 the Barn Trail website.
326

327 S. Benz stated that the Lawrence Barn is not in the Historic District. D. Petry concurred; it is on the
328 other side of it. S. Benz stated that she thinks the program is a great idea. D. Petry stated that the size
329 of the sign meets the requirements of our sign ordinance.
330

331 As to the location of the sign, J. Porter stated that they were proposing that it go near an existing
332 telephone pole, behind the split fence.
333

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334 *MOVED by Susan Benz seconded by Erin Hubbard that the Select Board approve the placement of the*
335 *sign near the Lawrence Barn for the NH Barn Trail project.*
336

337 T. Whalen asked how many signs have already been put up; J. Porter stated that he has installed 15 out
338 of the 30. There will be 30 total.
339

340 W. Walker asked if there is a maintenance plan for the signs, to which J. Porter replied not really; it's
341 pretty much self-contained, as a durable metal sign that will be mounted on a 4x4 pressure-treated post,
342 buried three feet deep and sticking up five feet.
343

344 W. Walker asked, if someone hits a sign with their car, who would be responsible. J. Porter answered
345 that he would hope they would contact their Barn committee, and they would personally look after that.
346

347 *Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed.*
348 *The motion PASSED 5-0-0.*
349

350 The Select Board will clear the proposed sign placement site through Dig Safe, and let J. Porter know
351 when the sign can be installed.
352

353 **c. Hollis Celebrates America 250th Committee (Lillian Garruba and Aaron Penkacik)**

354 **I. Request to approve planting a commemorative tree and install a time capsule on Town property,**
355 **in honor of the 250th celebration of America**

356 D. Petry stated that the commemorative tree, time capsule, and a marker will be placed on the Town
357 Common.
358

359 *MOVED by Susan Benz seconded by Tom Whalen that the Select Board approve the planting of a*
360 *commemorative tree, placement of a time capsule and a marker on Town property, in honor of the 250th*
361 *celebration of America. Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and Walker.*
362 *No one was opposed. The motion PASSED 5-0-0.*
363

364 **II. Request to approve Special License Applications:**

365 **i. July 1, 2026 (Monument Square and Congregational Church of Hollis)**

366 **ii. July 4, 2026 (Monument Square and Little Nichols)**

367 **iii. July 10, 2026 (Lawrence Barn and Fields)**

368 **iv. July 11, 2026 (Lawrence Barn and Fields)**
369

370 *MOVED by Susan Benz seconded by Will Walker that the Select Board approve the Special License*
371 *Applications for July 1, July 4, July 10, and July 11, 2026.*
372

373 W. Walker asked whether there is going to be a request for a bouncy house. L. Garruba replied that
374 there will be. W. Walker stated that we have a Town policy that bounce houses are restricted. L.
375 Garruba replied that the Committee knows that, and knows that they have to get special approval. C.
376 Herrera stated that it will be a request for an exception from the policy. S. Benz stated that Old Home
377 Days did this last year. It was clarified that this might be inflatables in general, such as a slide, and not
378 necessarily a bouncy house. D. Petry stated that perhaps we should stay away from a bouncy house,
379 and only have inflatables.
380

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381 W. Walker asked whether there was an insurance risk, a liability risk, for having these. C. Herrera
382 replied that it is restricted in our policy. She reached out to our carrier, Primex, and essentially it is up
383 to the Town as to whether they are willing to take on the risk of exposure.
384

385 D. Petry stated that this will be essentially what Old Home Days does.
386

387 C. Herrera stated that it is one thing to have something like a square bouncy house for a six-year-old's
388 party, as opposed to a big slide. We don't really talk about the difference between the two; it just says
389 in our policy that it is for inflatable bounce houses.
390

391 D. Petry stated that he doesn't think the approvals before the Board tonight include that, so if it comes
392 to that the Board will discuss that separately.
393

394 C. Herrera pointed out that a main risk is when you have an inflatable floor, and it's not stable – people
395 could fall, or bounce into each other. A couple of years ago we had an issue and a lawsuit with a child
396 who was injured from the stake – which is why we have in our policy that you can't have wood or metal
397 stakes. That was based on a legal situation several years ago. The idea is to minimize risk.
398

399 D. Petry stated that the Committee has heard the comments tonight; they can go back and discuss
400 whether or not to pursue it.
401

402 S. Benz commented that we have to make sure to apply the same logic to Old Home Days. They will
403 expect to have inflatables, and they had them last year.
404

405 T. Whalen asked whether we know what impact the Special License Applications before the Board
406 tonight will have on the fields. E. Crea responded that she is working with the Committee on that. T.
407 Whalen asked whether, if there is some potential for damages, there will be a way of recovering that. E.
408 Crea responded that it depends whether they have money left over in their budget. T. Whalen pointed
409 out that we try to minimize any vehicles on the fields, and that kind of thing.
410

411 *Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed.*
412 *The motion PASSED 5-0-0.*
413

414 **d. Petition and Pole License review/approval**

415 **I. Pole #21-1811 (35/5), Hazel Street**
416

417 *MOVED by Tom Whalen seconded by Susan Benz that the Select Board approve the Petition and Pole*
418 *License. Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was*
419 *opposed. The motion PASSED 5-0-0.*
420

421 **3. OLD BUSINESS**

422 **a. Capital Improvement Plan (CIP) (updated 05/05/2026)**

423 D. Petry stated that he thinks the Board is going to schedule a workshop with the Department heads as a
424 separate meeting. He asked whether the Board and Staff had availability this Friday morning, around 7:30
425 or 8:00 am. D. Petry added that this will not be the only workshop, but that we need such a meeting to
426 work through the list that the Department heads may be generating. This would be a quick meeting to get
427 on the same page, and to understand what the different Departments may be dealing with.
428

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429 T. Whalen asked whether we have clarified the question of the longevity of the CEAC (Capital
430 Expenditure Advisory Committee), as asked by the Budget Committee. D. Petry stated that he thought we
431 had agreed to continue it beyond the initial year, and that we had appointed/reappointed members. E.
432 Hubbard stated that everyone on the Committee is interested in continuing. The question is that since the
433 Committee didn't truly come to fruition until September, when the year marker started.

434
435 T. Whalen replied that the Committee exists until the Select Board decides that they no longer need it or
436 want it. We are not bound to have it, but in discussion have decided that we want to continue it.

437
438 D. Petry stated that although the Committee wasn't established until September, to make sure that it is in
439 sync with all of the other reappointments the date needs to be April 1st. E. Hubbard concurred.

440

441 **b. RTK – Summary of expenses (updated 05/06/2026)**

442 D. Petry pointed out that this list is a public document. A new request came in on 4/21, and we are still
443 collecting cost information in regard to the request. There were questions related to the Master Plan, some
444 documents that were in draft form, and some other things. As these requests continue, we will be
445 collecting the number of Staff hours and legal hours associated with them so that Town residents know that
446 RTK requests cost the Town money.

447

448 T. Whalen stated that we will also be adding the individual Department costs to the list.

449

450 **4. DEPARTMENT/COMMITTEE LIAISON UPDATES**

451 **a. Hollis Celebrates America 250th Committee**

452 S. Benz stated that there are events slated to begin on July 1. There is a kick-off, and a detailed schedule.
453 The schedule will be published on the website shortly. Events will go from July 1 to July 11, and will
454 include fireworks on the 11th.

455

456 **b. Capital Expenditure Advisory Committee**

457 E. Hubbard reported that the two at-large members wish to continue. The Committee will be asking for
458 input from all of the entities' first pass by 7/13, and the second pass by 9/22.

459

460 D. Petry stated that he thinks that, after the second pass, the Committee needs to come in and present to the
461 Select Board. He would ask that they present to the Select Board prior to presenting to the Budget
462 Committee.

463

464 **c. Old Home Days**

465 E. Hubbard reported that they are planning to submit the portfolio of contracts, insurance binders, and
466 approval requests for signature at the Select Board's July meetings.

467

468 **d. Recreation Commission**

469 W. Walker reported that dust mitigation at the horse riding ring is an on-going saga. They are digging in
470 the area, to try to figure out what is going on – where the water is coming from, and where it is going.
471 They do have a leak and will continue to explore it. They will look to J. Cudworth, DPW Director, for
472 guidance as to what to do about irrigating the ring. D. Petry stated that there is a second well over there,
473 which is unutilized. W. Walker added that apparently the well pump over at the Hardy fields has died.

474

475 **5. ADMINISTRATIVE BUSINESS**

476 **a. Assessing**

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477

478

2025 Abatements

479

For Denial

480

<u>Case #</u>	<u>MBLU</u>	<u>Owner</u>	<u>Location</u>
481 2025-004	013-013	J. Martin McLaughlin Revoc. Trust	77 Main St.
482 2025-010	020-023	HOTW Revoc. Trust	1 Nartoff Rd.

483

484

Both Abatement Applications are being recommended for denial. Memos were attached from MRI, along with an email from Atty. Christopher Drescher in regard to the Statewide Education Property Tax which both applicants gave as all or part of the reason for filing for abatement.

485

486

MOVED by Tom Whalen seconded by Susan Benz that the Select Board approve abatement cases #2025-004 and #2025-010. No one voted in favor of the motion. Voting against the motion were Petry, Whalen, Benz, Hubbard, and Walker. The motion FAILED 0-5-0.

491

492

b. Approval of Warrants

493

a. Wages **\$242,012.72** **05/07/2026**

494

b. Accounts Payable **\$586,501.70** **05/11/2026**

495

c. Accounts Payable **\$214.00** **05/11/2026**

496

d. HSA **\$3,160.81** **05/07/2026**

497

498

MOVED by Susan Benz seconded by Tom Whalen that the Select Board approve the Warrant for Wages from 05/07/2026, Accounts Payable from 05/11/2026, and HSA from 05/07/2026. Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-0.

501

502

503

c. Approval of Minutes

504

I. 04/27/26 Select Board Public Meeting Minutes

505

MOVED by Tom Whalen seconded by Erin Hubbard that the Select Board approve the public meeting minutes of 04/27/26. Voting in favor of the motion were Whalen, Benz, Hubbard, and Walker. No one was opposed. Petry abstained. The motion PASSED 4-0-1.

506

507

508

II. 04/27/2026 Select Board Non-Public Meeting Minutes

509

MOVED by Tom Whalen seconded by Erin Hubbard that the Select Board approve the non-public meeting minutes of 04/27/2026 and keep them sealed. Voting in favor of the motion were Whalen, Benz, Hubbard, and Walker. No one was opposed. Petry abstained. The motion PASSED 4-0-1.

511

512

513

6. MEETINGS & ANNOUNCEMENTS

The meeting schedule was announced for May 12, 2026 – May 18, 2026.

516

517

Announcements include:

518

- Rocky Pond Transfer Station Wall Construction has started. Please be advised that the only trash area that is open is the one closest to Rocky Pond Road. There is plenty of room to park near the trash trailer and walk your trash to the compactor. If you need any assistance, please find an attendant.

519

- The Town Clerk’s office is closed Wednesday, May 13; the Town Clerk will be attending a State workshop for town clerks.

521

522

523

7. NON-PUBLIC SESSION

524

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525 **RSA 91-A:3 II (d) land acquisition**

526 *MOVED by Susan Benz seconded by Tom Whalen that the Select Board enter Non-Public Session in accordance*
527 *with RSA 91-A:3 II (d) land acquisition. Voting in favor of the motion were Petry, Whalen, Benz, Hubbard, and*
528 *Walker. No one was opposed. The motion PASSED 5-0-0.*

529

530 The Board entered non-public session at 7:37pm.

531

532 **8. CONCLUSION OF NON-PUBLIC SESSION**

533 *MOVED by Tom Whalen seconded by Will Walker that the Select Board come out of Non-Public Session and*
534 *seal the minutes, in accordance with RSA 91-A:3 II (d) land acquisition. Voting in favor of the motion were*
535 *Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-0.*

536

537 The Board came out of non-public session and entered back into public session at 8:06pm.

538

539 **9. PUBLIC SESSION**

540 *MOVED by Tom Whalen seconded by Susan Benz that the Select Board approve the Purchase & Sale*
541 *Agreement with Lawrence F. and Debra D. Depaulis, as co-Trustees of the Depaulis Family Revocable Trust*
542 *for Town of Hollis Tax Maps as Lot 52-20 (10.6 acres). Voting in favor of the motion were Petry, Whalen,*
543 *Benz, and Walker. No one was opposed. Hubbard abstained. The motion PASSED 4-0-1.*

544

545 *MOVED by Tom Whalen seconded by Susan Benz that the Select Board conditionally approve the Agricultural*
546 *Conservation Easement (ACE) as written, contingent upon Conservation Commission approval and closing of*
547 *the Town of Hollis Tax Maps as Lot 52-20 (10.6 acres). Voting in favor of the motion were Petry, Whalen,*
548 *Benz, and Walker. No one was opposed. Hubbard abstained. The motion PASSED 4-0-1.*

549

550 **10. ADJOURNMENT**

551 *MOVED by Tom Whalen seconded by Susan Benz that the Select Board adjourn the meeting. Voting in favor of*
552 *the motion were Petry, Whalen, Benz, Hubbard, and Walker. No one was opposed. The motion PASSED 5-0-0.*

553

554 The Board adjourned at 8:11pm.

555

556

557

558

559

560 Respectfully Submitted,

561 Aurelia Perry, Recording Secretary

562

563

564

565

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567

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570

571 NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable
572 accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.