

Hollis Conservation Commission  
Meeting Minutes  
April 21, 2022

Present: Lee Klarman; John Mattor; Richard Van Langen; Catherine Hewitt;  
Madison Moody; Doris Luther

1. Indian Cellar (IC):

- a. Update on the Tea House: Dana Packard is looking into estimates for moving the building. Moving it will cost about \$35,000. He is also looking for an estimate for the foundation. He is expecting to have the building moved this year.
- b. The bench for Indian Cellar is at Madison's. He is putting it together, and it will be ready to install shortly. It was decided to invite the family to the installation. (CAN'T REMEMBER THE FAMILY'S NAME AND CAN'T FIND IT IN PREVIOUS MINUTES.)
- c. Potholes at Indian Cellar parking lot: Madison left a message with Peter Pinkham re: loads of gravel to fill the holes.
- d. Condition of trails at IC and Googins Woods. Both Madison and John have walked some of the IC trails. Madison, John and Catherine offered to check the rest of the trails. John pointed out that we can get wood chips from Colonial Tree for filling in holes near the swimming area. He has a couple of buckets. He also mentioned that a lot of times the arrows for the trails go missing. He has made and replaced some of them. Joanne had reported that some trees are down at Googins Woods. Madison will check that out.

2. Cluster Housing and Planning Board:

- a. Discussion ensued re: creating a subcommittee to focus on town development/ cluster housing and to keep up with the Planning Board. Lee suggested we look at proposing new language for the current Cluster Housing ordinance. John pointed out that re-wording an ordinance is beyond our purview.
- b. Richard reported that the Presumpscot Regional Trust land and other trust land can be available to the public- depending on how the trust is worded. They evaluate the land as to how it is best developed for conservation. Catherine suggested charging a fee to the developers

that goes into a conservation fund which will be steered by the evaluation of the land. Madison produced a Property Conservation Value Form sent to this committee by Joanne. Lee suggested pointing the language toward ensuring public access. Catherine suggested that not all open or conserved space is suitable to be open for public access – it may be too fragile, for example. She pointed out that we need objective criteria and parameters for identifying open spaces. Richard will get a copy of Westbrook's ordinances so we can get ideas from that.

A Forester (Terry Walters) at the Select Board Meeting, suggested that the Cluster Ordinance should be updated to include, for example, who manages it and how – like logging. Catherine asked if all open space need to be “managed.” John suggested that wild land manages itself. Lee offered that, in some cases, we might have to do some management, for instance, if a storm goes through and knocks trees down.

Catherine Told us about the carbon sequestration project at Sawyer Mountain.

- c. LD 2003 is up before the legislature and poses potential changes for the town, taking all municipal control from the towns. HCC opposes this.
- 3. Spring Roadside Clean-up: Catherine suggested that a stretch of Route 35 (River Road) near her house needs work. We have selected Saturday, May 14 from 9:00am to 11:00am. We will meet at 9 at the Community Center. Madison will provide plastic bags and yellow vests. COME ONE, COME ALL AND HELP CLEAN UP YOUR TOWN! Richard will post this on Facebook to encourage volunteers to help.  
Richard suggested we have a Hollis clean-up day – offering a raffle for people who participate. It was decided that maybe this is too ambitious for the immediate future.
- 4. Other: Doris spoke with Warren (Whit) Whitney from the Maine Land Trust Network. He elaborated on the theme that arose several times today in our

meeting – that for an open space plan, we need to decide what is important to the town and how to get there. There are consultants out there who will make this kind of assessment. Doris will look into the cost and find out that they can do for us. He suggested starting with Russell De Conti from Hiram and/or Epi-environmental.

Whit posed these questions: What is appropriate to conserve and why? Do we want recreational areas? Do we want to preserve farmland? Do we want to preserve water quality, endangered species? He suggests we have a conservation plan before involving/starting a land trust. There may be land trusts that cover this area or would be willing to expand to this area. We can reference Beginning With Habitat maps. Maine Land Trust Network website has a resource page that would be helpful to us. We need to identify some areas to conserve and set priorities and use a Property Conservation Value Form.

Doris asked Whit about cluster housing. He said they can all have different wording – some can have common space for residents only and some have common space for the public.

While talking about open spaces, John brought up that we have that whole Killick Pond area – some of which is owned by the State and some by the National Guard and some of which is not easily accessible to people who just want to enjoy it and not destroy it with ATV's, fires, etc. John thought the land should be turned over to the town of Hollis.

Respectfully submitted,

Doris Luther