



Date: 12/21/2023

Attendees:

- Joe Trombly
- Dan McCombs
- Gabe Porter
- Daphne Thurston
- Jeff Leombruno
- Ben Bade
- John Scully

Absent:

- Liz Wilson

## **Permits/Requests**

Exeter Road Warehouse Project (Ian MacKinnon, Jones and Beach)

- Ian joined us to show an update to the plans that had been shared last month.
- Reduced total buffer impact by 10%
- Reduced total wetland impact by 47% - proposed impact is less than 10k sq ft, which puts them below the state requirement for mitigation.
- New plans also shows a smaller proposed wetland creation area. Gabe questioned if this could be larger, Ian said they should be able to increase it.
- Joe and Ian discussed changes to the building layout and how it might affect buffer impacts, including shifting truck docks and changing building proportions.
- Scott mentioned he has an objection to the labeling of the temporary and permanent buffer impacts on the plan.
- Ian questioned if there was a desire to remove any direct impact completely?
  - Scott and Joe both confirmed we'd prefer to remove any direct impact.
- Ian will look at creating another alternative plan to reduce the impacts further.

Shirkin Rd (vacant lot Map 36 - Lot 5-2) (Jones & Beach)

- Ian presented plans for a lot on Shirkin Rd, a rework of plans that had been previously presented for wood storage.
- Dan made a motion to let the planning board know that we have no objection, John seconded, motion passed.

#### Declination Letter for Society of Protection of NH Forests

- Jake is waiting for November minutes to be posted.

#### Plumer Park (update)

- Gabe noted that the town attorney recommended keeping the park controlled by ECC given how it was deeded originally. Joe said the park can continue to be maintained by other people, but any major changes will need to come before the ECC.
- Ben made a motion to hand over maintenance of the park to the Selectmen at no cost to the Conservation Commission, and any changes to the park beyond routine maintenance come before the Conservation Commission for approval. John seconded. Motion passed.

#### NOTICES

- Ladd's Lane Paving - Lamprey River Advisory Committee
  - ECC received a letter from LRAC regarding the paving project for the apartments on Ladd's Lane. LRAC requested some changes to the proposed plans to assist with turtle habitat. They also noted that based on water levels, septic systems could be submerged.
  - Gabe wanted to read the letter to ensure it's in the meeting record.
  - See letter attached.
- Fogg Rd Wetlands Restoration - NH Dept of Environmental Services
  - Gabe got a letter from the NH Dept of Environment Services as an approval for property on Fogg Rd.

#### ADMIN

##### Photo Contest

- Winner is Cheryl Denoncour with the birdhouse photo.

## Budget

<b>Account Balances</b>	
Escrow	\$3,854
LUCT	\$125,001
Conservation Trust Fund	\$7,020
Operating Budget	\$5,436
Miriam Jackson Park Trust Fund	\$3,410

## Tech Update

- Gabe questioned where we are on emails and file storage. Joe said Jake is hoping to roll it out next year.

## Terms Expiring

- Gabe 4/24
- Ben 3/24
- Jeff 3/24
- Daphne 4/24
- Scott formally resigned and requested to be an alternate. Dan made a motion to accept his resignation letter and accept him as an alternate. John seconded. Motion passed.
- Dan made a motion to ask the town to post two openings and an alternate position for the Commission. Motion passed.

## Fort Rock

- Jeff mentioned briefly that Exeter and Newfields are looking to purchase land currently part of the “Fort Rock” trail network and they are looking for community support.

## ADJOURN

- Meeting adjourned at 9:15pm

## Lamprey River Advisory Committee

c/o 71 Allen Farm Road  
Northwood, NH 03261  
[www.lampreyriver.org](http://www.lampreyriver.org)



*Protecting the Lamprey, Little, North, North Branch, Pawtuckaway, and Piscassic rivers  
that connect our fourteen communities*

*Barrington, Brentwood, Candia, Deerfield, Durham, Epping, Exeter, Fremont,  
Lee, Newfields, Newmarket, Northwood, Nottingham, Raymond*

November 22, 2023

Mr. Michael Schlosser  
NHDES  
PO Box 95  
Concord, NH 03302-0095

Re: 30, 32, 34, 34B, 36, 38, and 38B Ladds Lane  
Epping, NH  
File #: unknown

Dear Mr. Schlosser:

The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

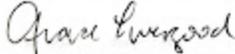
1. Materials reviewed include Alteration of Terrain Permit Application signed and dated 10-20-2023, plans dated 10-16-2023, and Natural Heritage Report dated 8-3-2023.
2. The applicant is proposing to pave existing gravel drives and adjacent lawn to meet parking regulations of the Town of Epping for a residential apartment complex. The project will add 1360 sf of impervious surface for a total of 92,000 sf of impervious surface.
3. The Natural Heritage Bureau reports several species of concern in the vicinity: brook floater mussels, red maple floodplain forest, Georgia bulrush, Blanding's turtle, eastern box turtle, spotted, turtle, and wood turtle. Of particular concern to us are the four species of turtles that might traverse the site. We did not see any communications from NHF&G regarding recommendations or procedures in case a turtle is seen on site. These need to be obtained and integrated into any work permits and site maintenance protocols. At the very least, vertical granite curbs, as noted on the plans, should not be allowed; turtles cannot get over these. Cape Cod curbs should be required instead. In addition, workers involved with

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construction and maintenance personnel should be made aware of turtles and provided with instructions for reporting them to NHF&G. Finally, we note that the NHB Data Checker proposed project includes only 30 and 32 Ladds Lane, not the larger project.

4. Due to the high water table on site and elevation of existing buildings, the applicant is requesting a waiver to infiltrate stormwater. We also note that Plan Sheet C1, *Existing Conditions*, indicates that part of the site has a FEMA flood rating of AE, meaning that the risk of flooding is high. According to the engineer's calculations, post-construction peak flow rates will decrease and the overall stormwater peak flows will be reduced; however, merely directing stormwater away from the site will do little to remove contaminants. We are also concerned with the seasonal high water table being at 136.0' as documented in the test pit logs. At this high water level the rain garden from Phase 1 and the wet pond from Phase 2, with top elevations of 132.5', will be submerged. Septic systems will be flooded if they are located in this area of the site. This will result in more contaminants, potentially including nitrogen, pet waste, or petroleum products flowing to the Lamprey River. Technologies that remove contaminants from channelized stormwater should be considered and required if feasible.
5. We did not see any snow storage sites on the plans. These should be included and placed far from stormwater treatment features or conveyances. Under no circumstances should plowed snow be placed where it, and any contaminants it contains, will drain to the Lamprey River.
6. The inspection and maintenance plan calls for biannual inspections (and inspection after a rainfall of 2.5" or greater) of the infiltration basins. An annual inspection of the basins by a P.E. is also required. Designation of a responsible and qualified inspector will be needed at Verdant Pastures.

Thank you for the opportunity to comment on this project.



Grace Levergood, PE, chair

cc: Tracie Sales, NHDES  
Epping Planning Board, Epping Conservation Commission  
Joseph Coronati, Jones and Beach Engineers, jcoronati@jonesandbeach.com