



Date: 10/25/2023

Attendees:

- Liz Wilson
- Joe Trombly
- Dan McCombs
- Gabe Porter
- John Scully (partial)
- Daphne Thurston

Absent:

- Jeff Leombruno
- Scott Pim

Permits

Commercial subdivision/warehouse Exeter Rd (Ian MacKinnon, Jones and Beach)

- Revised project plans for what was a previously approved 5 lot subdivision with private cul-de-sac for access
- Plan now proposes:
 - 189,000 sqft warehouse
 - 4,000 sqft office space
 - 24 loading docks
 - 1 drive in door on west side
 - 105 parking spaces around the building
- Ian spoke about the town's current method of calculating parking space requirements requiring this plan to have 271 spaces due to its size, but as much of it is storage with a maximum of 80 employees per shift, they are pushing to use an alternate standard that would adjust it to 104 spaces required
- DOT is favorable of 2 driveways off of Rt 27
- 2 retaining walls
- 18,150 sqft of direct wetlands (not buffer) impact, not entirely sure how much would be temporary vs. permanent yet
- 102,000 sqft of wetlands buffer impact, not entirely sure how much would be temporary vs. permanent yet
- Had the wetlands re-delineated recently
- Received a height variance of 45' from the Zoning Board of Adjustment

- Liz asked if a natural heritage report had been done, Ian said it came back with a few plant species, but NHC found no sign of it and said it was not the right habitat
- Turtle species were also on the report, required to submit the report to Fish & Game as a result.
- Ian said they will provide that report to us and CC us on the Fish & Game correspondence
- Liz asked whether the wetland significance had been evaluated by a wetlands scientist, as there are a lot of connecting properties to this
- Ian said Seakamp is doing an evaluation, will send the report to the conservation commission once complete
- Dan asked about mitigations for the impact. At this size of wetlands impact mitigations would be required at the state provided ratio. The wetlands are in good shape, Jones & Beach will look at constructing new wetlands on the East of the property
- Potential parking changes would reduce direct wetlands impact ~1,400 sqft
- They will send any reports to Casey and she will compile and get them to the conservation commission
- They would like to be in a good place with town boards on the project by the end of the year, and include a possible site walk next summer
- Storage is expected to be healthcare supplies and dry goods at this point, not liquids with spill risk near the wetlands
- The conservation commission will schedule a special meeting to review reports and discuss this project specifically once they have become available
- No asks and nothing to vote on at this time

Sig Sauer – 300 Meter Range (Joe Coronati, Jones and Beach)

- No real plan changes from last meeting
- After reviewing, there is no upload alternate location on property
- This will utilize the access road of the existing 1,000 yard outdoor range
- Client would like to switch from gravel parking to paved due to the upkeep
- This would be near/behind the truck weigh station on 101 West
- There are:
 - 47,000 sqft of temporary wetland buffer impact
 - 4,500 sqft of temporary wetland impact
 - 31,000 sqft of permanent wetland buffer impact
 - 2,500 sqft of permanent wetland impact
- Will likely be gravel wetlands around the range
- Will come back once they have a plan submitted to the planning board
- Their goal is to make the November planning board deadline, and be at the December planning board meeting
- No asks and nothing to vote on this time

General

- Need a set deadline each month for permits to allow us to get the agenda posted on time
- Jones & Beach can submit digitally ahead of time or put physical copies in our mailbox at town hall

ADMIN

Upcoming ECC meetings

- Moving November meeting to 11/14 @ 7pm
- Moving December meeting to 12/21 @ 7pm
- Liz will communicate changes to Jake, Joyce, and ETV

Budget

- Submitted ask of same \$6,000 budget to Lisa for next year
- Potential next year costs:
 - Liz got a quote from SELT for land monitoring services, cost is \$45/hr including report documentation, etc.
 - John says that cost is too high, monitoring isn't enforced by the state, so why do it?
 - Liz says it's our legal obligation to monitor our conservation land yearly, and we should be making an effort to do so
 - Dan says that some properties (like Epping Crossroads) are large and complex to monitor with many connected lots with separate property lines
 - Monitoring and walking just 1 boundary of Dimond Hill took Ben & John Clark 3 hours to do correctly
 - John says we don't pay police/fire/emts that much, why pay someone that much to "walk around"?
 - Joe says we have the legal obligation to monitor, and we aren't getting volunteers to do it

- John feels that there isn't a well defined example of the report document that's legally required to be submitted, just a recommendation from UNH?
 - Town could be liable if monitoring of land is not done
 - Could we offer a stipend to monitor land?
 - Tools for volunteers
 - They often don't have the right tools for trail work
 - Gabe brought a quote for a cargo trailer for storing tools as a possible expense next year
 - It was suggested we should talk to Dave about storage at the Highway Department
 - Group suggested that we could get a smaller/less expensive shed to keep at the highway department that could be locked, the tools themselves are hand tools and could be transported easily when needed
 - Joe says we don't do a good job of advertising trail work days, haven't had a big one since Vapotherm
 - Fox Run Park maintenance
 - Mapping updates next year? Cost? Current use & current use recreation land, monitoring to see if any are incorrectly posted
 - Joe would like this list of wishlist items by 11/8, Liz will send via email
- There currently is a spending freeze through the end of November that will likely be extended
- John suggests looking into doing fish stocking at the pond in Fox Run Park, it's currently only stocked in early spring for the youth fishing derby there. May only cost \$300 each time?
- Several commission members think this is a good idea and should be looked into further
- SELT Harvey land kiosk, signs, bridges for materials are a lower priority
- SELT should look into doing a by petition warrant article for help with funds to complete trail work there, many other non-profits do this. 25 signatures are due by the 2nd week of January
- Budget items upcoming should be a standing item on our agenda at each meeting
- Folsom fire & red pines - another example of something the commission should do something about

Account Balances	
Escrow	\$3,834
LUCT	\$124,335
Conservation Trust Fund	\$7,020
Operating Budget	\$5,580
Miriam Jackson Park Trust Fund	\$3,410

ECC Members

- Dan sworn in for new term, expires 04/01/2026
- Daphne Thurston sworn in as alternate, expires 04/01/2024
- Alternates need to be voted in to take someone's place at the start of a meeting, and back out if the person arrives late

Tech Update

- .gov emails? No updates

Photo Contest

- Have 4 submitters so far, 10 photos
- Made motion to move submission deadline to 11/7 to allow time to post on town hall sign, motion passed
- Will post 1 more reminder on social media 1 week from deadline

Outreach

- SELT Trailfest went well, good weather and turn out

MISC

- Planning board meeting tomorrow @ 6pm about updates to wetlands and river ordinances, Liz & Dan will attend

ADJOURN

- Meeting adjourned at 9:32pm