



Date: 10/26/2022

Attendees:

- Jeff Leombruno
- Scott Pim
- Liz Wilson
- Dan McCombs
- Jon Scully
- Joe Trombley
- Gabe Porter

Absent:

- Ben Bade
- Sandy Goodspeed

**PERMITS**

- Warehouse, 518 Calef Highway
  - o Erik Poulin from Jones & Beach Engineers, presented plans for changes to the property at 518 Calef Highway.
  - o Property is just north of Twin Pines Driving Range, on the east side of the road. Property was previously an auto shop. Zone is residential/commercial and the lot is ~12 acres. Proposal is to construct a 15k warehouse building on the lot. Existing family home and existing business are proposed to remain. New parking and driveway would be built. Parking would be in rear of the building. Proposed access for fire dept is on left side of building. Storm water to be collected using 2 infiltration ponds. The proposal impacts wetland setback for the property. First impact is 560 sq ft next to the existing driveway, they would like to add curbing to the driveway. This would allow them to provide stormwater treatment. The second impact is 433 sq ft to gain access to the proposed development pad, from the existing driveway.
  - o Conditional use permit has been submitted to town, they have not gone before planning board yet.

- o Scott had some questions about abutters. Scott said in general they have covered what we like to see for impact. Erik said they are trying to make the best use of the land to do stormwater treatment where the water is already trying to go. Joe questioned if there was an opportunity to use the slope of the lot and move the detention pond behind the building. Eric responded that they were attempting to use the slope of the driveway, and that they believe the septic is in the rear of the building. Liz asked where storm water currently flows. Eric provided some detail. Joe confirmed the reason for the new pond is because the new development requires everything to be brought up to standard.
- o Scott made a motion that we communicate to the planning board that we support the plan. Dan seconded. Motion passed.
- o Casey Wolfe introduced herself to the ECC as the new town planner and will take our recommendations back to the planning board.
  - Dan to ensure “planner@townofpepping” email address can email our google group address.

## **GUEST**

- Maria Wheeler, sophomore at EMHS, Potential High School Intern
- Maria introduced herself and talked a bit about her interests. She would like to explore more about environmental sciences as she explores what she wants to do in college. Joe and Liz provided some detail on potential projects, including a monarch garden at Miriam Jackson park and inventorying and mapping our conservation lands and current use land in town. Maria to consider the options, and touch base with Liz.

## **PROPERTIES**

- Fox Run
  - o The broken table has been removed. Joe questioned if we should replace it.
  - o Scott made a motion to approve up to \$600 to purchase a replacement picnic table, Liz seconded. Motion passed 4-1.
- Hoar Pond gravel - Gabe

- o Gabe told us Highway Dept put in new gravel at the parking spot on Beniah Lane on Monday
- George H Fall Woods
  - o Sign update - Dan spoke to Todd and he'll let us know when the install is scheduled.
- Rose Marie Dumas Survey proposal – Scott is not working on it yet.
  - o The land was donated to us and has no road access. We currently don't know exactly where the property lines are, and one of the neighbors has been logging the property. Scott has offered to do the survey, with the only cost being for his boss to stamp it, but he has not started the survey yet.

## ADMIN

- Budget update – Dan

Account Balances	
Escrow	\$3,733
LUCT	\$95,812
Trust Fund	\$2,000
Operating Budget	\$2,021
Miriam Jackson Park Trust Fund	<ul style="list-style-type: none"> <li>● Principal: \$2,225</li> <li>● Interest: \$1,159</li> </ul>

- LUCT warrant article draft, flier & talking points – Dan? Gabe?
  - o The board discussed what we'd like to propose as a change to LUCT. Jeff made a motion to submit a draft warrant article to the board of selectmen for discussion. Jon seconded. Motion passed. Gabe will draft and Jeff will submit to the BOS.
- Update Natural Resources Inventory (NRI) – *further discussion*
  - o Liz to get a quote on getting this updated.
- Tech – Dan
  - o 2FA needs to be enabled on google groups account.
- Photo Contest – Dan

- o Messaging will go back up on town hall board. We have 15 photos submitted by 5 different people.
- Outreach – John & Liz
  - o Jon gave an update on the trail work day at Low Park.
  - o Jon and Liz attended SELT TrailFest
  - o EES met with White Pine to discuss Bio Blitz planning. Liz will reconnect with school for update.
  - o Liz plans to talk to Kensington people about their events and trail race.
  - o Jon mentioned SELT is trying to acquire a property in Epping right now and is matching donations for it.
- Beard Sand Pit – Liz
  - o Liz received an email on Monday that progress is being made on the site, and we should receive another update soon.
- Volunteer needed to link tax map properties with deed book and page number. We'll revisit next month.
- Jeff made a motion to approve Gabe as an ECC alternate, Scott seconded. Motion passed.

## **ADJOURN**

- Meeting adjourned at 9:26pm