



Date: 02/23/2022

Attendees:

- Sandy Goodspeed
- Ben Bade
- Jeff Leombruno
- Scott Pim
- Liz Wilson
- Dan McCombs
- Barbara Willis
- Joe Trombley

Meeting called to order at 7:06pm.

PERMITS

84 Exeter Rd Conditional Use, buffer impact

Paige Libbey from Jones & Beach, Joe Coronati from Jones & Beach, and Dan Pearson from Glass Pro joined the meeting.

Paige provided an update of a previous lot line adjustment in 2007. They submitted a plan to the zoning board last year for front setback relief. She did mention that they had discussed the possibility of a second story on the existing building, but that is not feasible as they need it to be first story for deliveries, etc, and the existing building was only engineered to be a single story building. Paige mentioned they are looking at disturbing less than 25% of the existing (lot? wetlands?)

Joe Coronati mentioned that the lot was purchased with the plan of having two buildings originally, and believes that the rules might have changed since the original purchase. The lot in question was always meant to be a commercial lot, and the lots on Ladds Lane were meant to be residential. Dan asked if the wetland lines on the maps have been adjusted since the original 2007 plans. Joe suggested that the lines have changed slightly, but overall hasn't changed much. Joe said the wetland is mainly a stream behind the building. Joe said he thinks the buffer zone might have changed, and Scott agreed that it has changed at some point but unsure when. Paige presented the original plans from 2007 and the board was able to ask questions. Scott mentioned that if the buildings were closer together, the buffer impact would be less. Joe T questioned if the new building could be moved further east to expand the pond and keep it further from the wetland. The board continued with questions. Joe C mentioned that they did get approval from the town to pull the building forward by 6ft into the front setback. Scott questioned if we could ask the zoning board to allow them to pull the building forward into the front setback even further. Discussion continued about other possible options, including building size changes, parking changes, and more. Joe C said they will put a deed restriction on the rest of the lot so that it is not developable. Joe C mentioned that the wetland mitigation being proposed is much higher than state requirements, but Joe T said most of that land is already

undevelopable because it's in the existing wetland buffer. Scott questioned if we've ever approved a building entirely in the buffer, no one can recall that happening in the past. Joe T mentioned he disliked seeing the temporary impact come so close to the wetland, and wondered if it was possible to make the pond deeper instead of wider, but Paige replied that wasn't an option because of the water table. Discussion continued about the option of attempting to get the building at least 30ft away from the wetland (50% of the buffer). Paige mentioned it might be possible if they slide the building west toward the pond, but it would have more of a temporary buffer impact. Joe C said aside from the deed changes, they could also ensure appropriate planting and landscaping. Joe C said their site plan would show the deed restrictions and the plantings. The Conservation Commission would also ensure any mitigation would be part of any possible motion to approve this.

Liz made a motion that we provide support for this project on the basis of the 2007 concept plan that was developed as part of a lot line adjustment, contingent on deed restriction on the remaining 4.2 acres to restrict further development in the future, restoration and planting plan for the north side of the storm water pond and building, and issue of the CO subject to ECC inspection of site stabilization, plantings, and condition of those areas of disturbance. Scott seconded. Motion passed.

Sig Sauer parking lot

Joe Cornati from Jones & Beach, and Dan Meditz from Jones & Beach joined the meeting. Joe C presented plans for Sig Sauer (SS) parking lot. He provided some background to the new project happening there for the Sig Experience building. SS is expecting a lot more traffic at their location with the new building, and they feel they need more parking available. Joe C mentioned they currently have both paved and gravel parking areas. They would like to replace the existing gravel parking with asphalt. Any improvements on site need to go to the state Alteration of Terrain Bureau. Joe C said he is aware that any changes need to meet both town and state requirements. The creation of the newly proposed parking has direct impact on wetland. Joe C provided details on the specific wetland impacts. Joe C also provided some information about future plans at the site, including a possible restaurant, and that they are trying to plan now for that future expansion as well. Joe T questioned whether the existing gravel parking area was permitted, Joe C was not sure of the answer to that. Continued discussion. Scott said we'd need to see the wetland permit application. Joe C asked if they can be put on the agenda for the next meeting. He suggested that he'd be happy to arrange a visit to the property if anyone wanted to go out and see it.

PROPERTIES

Tilton bridges -Sandy

Discussion about the state of the Tilton bridges. Sandy said the Tilton bridges need to stay where they are, but they need to be tied down. Ben said the bridges are not functional at all in their current state. Ben said they would need to be moved. Sandy suggested we can tap some of our volunteers to potentially move them. Ben mentioned there's a lot of trash in that area as

well. Ben said he'd reach out to the volunteer group to see if someone can help with that area. Sandy to add to the agenda for next month for a check in.

Fox Run pack out trash signs
Ben said the new signs are up.

Rose Marie Dumas Survey proposal – Scott
Scott has no update. Sandy to leave on agenda for next month.

Trail volunteers update – Ben
Ben said we had a new trail volunteer, Brandon, interested in helping just about anywhere suggested. Ben to follow up with him.

ADMIN

Group photos – Sandy

- ECC – May 25th, 2022, 6:30
- Volunteers - Sep 28, 2022, 6:30

Budget update – Dan

- No real financial reports until after voting day
- Escrow was at \$3,723
- LUCT account was at \$56,587
- Remaining budget \$5,337

Tech – Dan

- Volunteer time tracking – Dan
- Dan sent out the Google Form he setup for people to track time.
- He also put the warrant article language on the website

Outreach – Barbara Willis

- Member bios
- Barbara sent out bios and is waiting for feedback, and waiting on Jeff to provide his bio.

Route 125 Improvement Project and Beard Sand Pit– Liz

- No update
- Sandy mentioned the Route 125 Improvement Project meeting is happening March 10th as a virtual meeting

George Falls Woods

- Dan questioned if the name is “George Falls Woods” or “George H. Fall Woods”
- Want to ensure we get the name correct before buying a sign

Meeting adjourned at 9:31pm.