



Date: 4/27/2022

Attendees:

- Sandy Goodspeed
- Ben Bade
- Jeff Leombruno
- Scott Pim
- Dan McCombs
- Barbara Willis

Absent:

- Joe Trombley
- Liz Wilson

PERMITS

Sig Sauer parking lot

Joined by Joe Coronati (Jones & Beach), Aaron Williamson (Sig Sauer) and Scott Chamberlain (Sig Sauer)

Scott Pim recused himself from the conversation as he is working with Sig on another project.

Sandy gave an overview of the 3 items we need to focus on for the planning board.

1. Mitigation methods and efforts accepted by the State of New Hampshire Wetlands Bureau and the Epping Conservation Commission
2. Comment from the ECC about the relative value of preserving the wetland under consideration
3. Size and environmental value of the wetland in question

Joe provided updated plans and also a parking plan to the Commission.

They have called out that the edge of the newly paved area will be further back from the wetland than the existing gravel lot. Also, they have pulled the dumpster pad further from the wetland than the original plan.

Dan commented that due to the absence of prior plan approvals, part of what we should be considering is if this is an improvement over what's there currently with regard to wetland impact.

Sandy questioned if they currently use Salt, Scott C said yes on the existing paved area.

Dan questioned their maintenance plans. Joe said they have a plan that calls for vacuuming the pavement once a year in spring. Joe mentioned it's a requirement of the state so it's fine if it's a condition of our approval as well.

Dan mentioned at the last meeting there had been conversation about moving the dumpsters further from the wetlands, and questioned if they have a plan to do that. Joe mentioned that they have moved the dumpsters further away from the wetland that where they currently sit by about 25 feet. Joe stated most of the trash in these dumpsters is classroom trash like cardboard and targets. Future expansion of a restaurant would include their own dumpsters.

Discussion continued about future plans, including parking needs.

Sandy questioned the "relative value of preserving the wetland." Joe stated that the intent of their plan is to provide an improvement on what's there currently, which provides no stormwater treatment at all, and to move things farther from the wetland.

Sandy questioned the size and environmental value of the wetland in question, and Joe agreed that the wetland to the west of the parking plan is indeed a valuable wetland.

Dan read some comments from Liz as she couldn't attend this meeting.

Liz had asked if there was a wetland functional assessment performed, Joe stated that the assessment that was done did conclude that the wetlands between the parking areas was likely man made and not high impact.

Sandy made a motion to accept the plan, with all the provisions as stated. Dan seconded. Motion passed.

Sandy will email the Planning Board with our recommendations.

65 Prescott Road

Joined by Chris Albert, owner of CSA Environmental Consultants, and Michael Fecteau of Keller-Williams Realty

Chris gave some background to the property and what they are attempting to do on the property. The lot adjacent to Blaisdell (sp?) Brook.

Chris said it's a grandfathered lot of record, with a conditional use permit. There is an existing "roadway" and an existing cut on the land that was done years ago, they

are attempting to use those to minimize impact. The roadway, house, and well would be the only structures inside the 75ft wetland setback. His client is looking to construct an ADU for himself and a house for his daughter. Septic is outside of the setback.

Scott questioned the rules about how the size of the setback is calculated, and whether the setback should be larger than 75ft. Chris said it's 75ft because it's connected to the Lamprey, but shouldn't be larger.

Chris said if we choose to not approve it, there could be a potential legal issue because the property owner has been paying taxes on it for 50 years as a buildable lot.

Sandy questioned if the house was in the wetland, Chris said it's 40ft from the wetland, but it's 100% in the wetland buffer. Chris is trying to minimize any waivers needed by getting septic tanks, pump station, and leach fields out of the setback.

Sandy questioned what mitigation efforts have been considered. Chris mentioned some of the efforts to minimize runoff from the house.

Chris did mention the plan was to start with a smaller house, then add an addition in the future as an ADU, and that this meets the Town of Epping's requirements.

Scott mentioned there would be no possibility to have much of a yard, pool, shed, etc. Scott had some concerns that this would be a multi unit dwelling and that might cause future owners to want more space which is not available.

Sandy questioned the value of the wetland, and she believes it's an important wetland. Dan agrees, given its connection with the Lamprey.

Scott mentioned he's not sure what sort of restrictions we can ask for. He'd like to see some sort of restrictions on the size of what can be built and future use.

Chris mentioned that the wetland buffer likely came after the lot was created. He also mentioned it's a conditional use permit, not a variance. Scott would like to talk to the planning board about what restrictions are reasonable.

Sandy made a motion to approve this permit based on restrictions of no impervious surfaces and other TBD restrictions that the ECC might work out with the planning board. Dan seconded. Jeff questioned other types of restrictions, and others responded with ideas about size of yard, fertilizer use, etc. Motion passed. Scott will follow up with the planning board.

14 Janell Court

Joined by Paige Libbey, Jones & Beach

Paige provided some background on the project for 14 Janell Court. Coda Products just purchased the property and needs more space in the loading dock area. They would like to expand the loading area in the back of the building and pave the existing gravel area. Paige mentioned the wetland impact is to a man made wetland, given that it's on a pretty severe slope. They would like to fill the wetland in question, as well as have some temporary construction impacts.

Scott said the wetland in question doesn't have any value, and what they are proposing will likely be an improvement over what exists now. Scott mentioned he visited the area, and did see wildlife in the wetland buffer. Scott would like to see the small piece of proposed paved area pulled out of the wetland buffer. Paige said they should be able to make that change.

Ongoing conversation about some of the existing areas on the plan that are not part of the proposal.

The board reiterated that the project should actually provide a better wetland than the existing wetland that is there currently, but that we would want to minimize impact to the larger wetland buffer.

Sandy made a motion to approve the project with the small condition of moving the parking out of the buffer. Dan seconded, motion passed.

PROPERTIES

- Tilton
 - Ben questioned if there's anything for us to do at this point in regards to the bridges. They aren't useful, but they are chained to trees and can't move. Sandy would like to see them in a more usable position if possible. Scott and Ben said even with the bridges in places, they likely don't provide enough value. Sandy suggested that she and Ben set up a meeting with LRAC to discuss what other options might be available for the bridges.
- Trail volunteers update – Ben
 - Ben said the volunteer log tool is working well when people use it. Ben mentioned we have 5 people who have logged 7 hours of time since our last meeting. Ben mentioned hopefully we can get some more folks to assist with monitoring properties. Ben suggested we might be able to

set up a training session on monitoring for some new volunteers. Ben will send out an email to the existing volunteer list to check on interest in other volunteer opportunities.

- Rose Marie Dumas Survey proposal – Scott
 - Scott doesn't have an update at this time.
- George H Fall Woods
 - Sandy mentioned the gravel has been purchased and it should be going down in the middle of May.
- Duck boxes – John Scully
 - Tilton, GFW, 2 on Lagoon Rd
 - John joined us to let us know that 5 duck boxes have been put up. One has already had a tree fall on it and is unusable. He will plan on fixing it for next years nesting season. He thinks he has another location for another new one next year as well on Folsom.
- Jacob's Well
 - Ben will go look at the property in question, as now we have money in the LUCT fund.

ADMIN

- Commission Candidate – John Scully
 - The ECC has an opening due to Barbara's resignation. John has an interest in joining as he is very passionate about the outdoors, and is familiar with some of our properties already. Dan asked if he had any experience with the conditional use and wetland type stuff we deal with. John said he has some exposure to that with his background in construction. The board would like John to send an email of intent to the Selectmen and he will need to get sworn in before the next meeting.
- Budget update – Dan
 - Capital Reserve Fund
 - Dan said we've had \$38,958 added to the LUCT fund in January.
 - Balanced at the end of March
 - LUCT: \$95, 567
 - Escrow: \$3,724
 - Trust fund: \$5,000
 - Remaining balance of budget: \$5,581
- Tech – Dan
 - Web content – volunteers needed
 - Dan also mentioned Sandy's computer is syncing to Google Drive again.

- Outreach – Barbara
 - Barbara turned in her last Speak Up Epping piece about John Scully.
 - Barbara questioned whether Carriage Town News is still a useful place to put news, as it doesn't seem to be delivered consistently.
 - Barbara suggested having more public info on the trails or a calendar of events might be useful.
- Zoom? – Sandy
 - Sandy is questioning if she should still set up Zoom meetings. Consensus is that she will.

FUTURE ITEMS

- George Falls Woods
 - Sign - \$2,500?
- Group photos – reminder in April
 - ECC – May 25, 2022, 6:30
 - Volunteers – September 28, 6:30pm

ADJOURN

- Meeting adjourned at 9:14pm