Meeting Minutes
March 12, 2019

Attendees: Scott Pim, Sandy Goodspeed, Dan McCombs, Todd Hathaway
Absent: Liz Wilson, Ben Bade

Meeting Called to Order: 7:00 p.m.

Depot Road Conditional Use Permit: Patrick Bogle, Jones & Beach

This item was carried over from last month. Scott investigated the history of the property and found that the two lots had historically been separate, so he has no objection to the proposed permit, with some conditions: That there be no future expansion of footprint, including for garages, except for an up to 8 x 10 foot out building via deed restriction or other requirement acceptable to the Planning Board (the Commission's preference is deed restriction); no installed swimming pool; placement of granite monuments (not placards) at the wetland edges. This would make the lot usable, but not allow further encroachment into the wetlands buffer. Mr. Bogle indicated that this would be acceptable. Scott also observed that this property was taken by tax deed many years ago and then sold by the Town, despite the fact that it was a nonconforming lot. He suggested that the Commission raise this issue with the Planning Board to consider whether non-conforming properties taken by tax deed be allowed to be sold since this essentially mandates that the new owners come before the Board and Commission to seek a variance or conditional use permit.

Solar Array Conditional Use Permit: Rob Graham, 125 and 100 Investments, LLC

This is a conditional use proposal for a solar array at Epping Crossing. The total wetlands buffer impacted is 2.09 acres. Impacted areas will be stumped and graded (1 to 1.25%), and restored to grass land with narrow dirt access ways. There are no direct wetland impacts. The design of the array is driven by state law for a 1 megawatt solar array per lot. The foundation for each array will be driven I beams. The land will be shaded by the arrays, but otherwise undisturbed. The alternative development plan would be an industrial park. The Commission members unanimously agreed to recommend the impact. Scott also discussed the beaver dam on the property, which was originally a designed wetland at a set level. Mr. Graham indicated that the dam was recently removed and the plan is install a "lake leveler" to prevent future damming.

Residential Development and Open Space Proposal: Bob Stephens and Jim Turner, Stephens Associates

The developers were looking for informal feedback about the possibility of placing some land that is part of a proposed 14 lot residential subdivision project into conservation. There are presently several environmental monitoring wells on site that have been clean for several years and the State and owners are hopeful that the property can be removed from DES monitoring

with this project. The conserved land would be about 5 acres and adjacent to the already-existing Ledgewood Conservation Area, which is presently poorly connected/accessed. Access would be provided by easement between two lots at the back of the new subdivision cul-de-sac. One purpose of the proposal would be to offer conservation property in exchange for a variance as to a frontage and minimum lot issue. The Members expressed interest in the proposal.

John Gabour: Potential New Member

John is a new resident as of July 2018. He is a chemical engineer and interested doing more for the community. The Members welcomed his interest in joining the Commission and will express support for his application.

Hall Easement Memorandum of Understanding

Mr. Bilodeau came in before the meeting to sign the MOU. Scott and Sandy signed on behalf of Commission. Mr. Bilodeau will also come up with potential language for signage and circulate it. A signed copy of the MOU will be attached to the Meeting Minutes.

Fox Run Bridge

Sandy sent another message to the Boy Scouts about rebuilding the bridge at Fox Run, with no response.

Miriam Jackson Park Signage

Sandy will get an estimate for replacing to the signage there to be more visible.

Low Park Sign Estimate

The 61 Mast Rd site has been cleared and the concrete pads remain. Sandy is waiting on signage estimates. She will also ask the Boy Scouts about the possibility of building a pavilion at the concrete pad at Mast Rd.

School Projects Update

The proposed date for the 5th grade educational field opportunity hunt at Fox Run is April 16 or 18 (rain date). The Members agreed to fund the cost of a porta potty up for the event to $150.

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Certificate of Appreciation for John Bennett

Todd investigated plaque options and the Members unanimously agreed to budget up to $50 toward a plaque toward a small wooden plaque with the ECC retro logo and minimal lettering.

Financial Report

Total funds available $70, 464.80

Website Update

Sandy suggested that the Members' terms expiration dates be listed on the site. She will obtain the information and provide to Dan. Dan is still working on getting password and other information from John. Dan is also investigating getting Folsom trails on MTB Project. Margaret Gabour raised the issue of mobile compatibility of the EppingOutdoors website. Dan will investigate possible redesign possibilities.

Minutes Approved: The Members unanimously approved the Minutes from the February 12, 2019 meeting.

Adjourned: 8:33 p.m.

Next Meeting: April 9, 2019

Respectfully submitted,

Todd Hathaway, Secretary

EPPING CONSERVATION COMMISSION

Meeting Minutes
March ~~13~~ 12, 2019

Scott Pim, Chair — 4/9/19 Date

Todd Hathaway — 4.9.19 Date

John Bennett — Date

Dan McCombs — 4.9.19 Date

Sandy Goodspeed — 4.9.19 Date

Liz Wilson — Date

Ben Bade — Date