



## Meeting Minutes April 9, 2019

**Attendees:** Todd Hathaway, Dan McCombs, Sandy Goodspeed, Scott Pim, Ben Bade, Liz Wilson, John Gabour

**Absent:**

**Meeting Called to Order:** 7:02 p.m.

### **Ladd's Lane Wetlands Permit**

Patrick Bogle of Jones & Beach for Ladd's Lane Development Group presented a proposal to reconfigure Ladd's Lane to make it even more parallel to Route 27 and make the intersection safer. This would involve approximately 270 sq feet of impact the wetland from a culvert. The Members unanimously agreed sign the expedited permit.

### **Epping Crossing Solar Array Conditional Use Permit**

Mr. Bogle also presented with Rob Graham of 125 and 100 Investments, LLC and Jim Gove of Gove Environmental regarding the solar array at Epping Crossing Lot 3. They had previously presented last month regarding a 2.09 acre impact to the wetlands buffer on Lots 1 and 2. For Lot 3 there would a proposed direct wetland impact of about 23,000 sq feet, with a two part mitigation strategy - an easement swap for another area of the property of about 8 acres and payment to the State mitigation fund. The impacted area had already been clear cut. There would be no impervious surface as the solar array will be placed on a grassy surface. The impact to wildlife would be change in the types of species inhabiting the area; from woodland species to grassland species. Fencing would have a gap in the bottom for wildlife. The Lot was formally an industrial lot. The impacted area is only about 6" below the "upland" and generally only wet in the spring. Scott inquired about redesigning the solar array to be more consolidated (so that there is no gap in the center) to have less of an impact on upland wildlife habit, although that would likely result in a small increase in the area of wetland impacted. This option had been considered and is actually preferred by the developers, but there was concern about meeting Army Corps of Engineers/DES avoidance and minimization rules. This option will be presented at an upcoming pre-application meeting. The Member voted unanimously to support the developer's proposal for a more consolidated array by moving some of the proposed panels, but not adding panels.

### **Hall Easement Monitoring and Signage**

Our monitor John Clark will be monitoring the Hall easement during non-hunting seasons. Mr. Bilodeau is going to design signage for our approval. Ben obtained a quote for signage and will work with Mr. Bilodeau.



## Meeting Minutes April 9, 2019

### **Low Park Sign Estimate**

Sandy got an estimate for a two sided wooden sign with granite posts, about \$7500. The Members liked the proposed design, but felt the cost seemed high for this project. Todd and Ben will look for other quotes, and the Members will consider those and/or other installation and/or design options at the next meeting.

### **Miriam Jackson Park Signage**

This property also needs a new sign. Once we settle on a design for Low Park we'll revisit the issue. The present sign is in disrepair. Ben will remove it.

### **Boy Scout Volunteers**

Sandy reported that she expects to hear back next month about the availability of volunteers for projects.

### **Thank You Plaques**

Todd has not yet obtained a quote or proposed design yet and will present one at the next meeting.

### **School Projects Update**

The Fox Run field trip is next Thursday morning (April 18th). Liz and Ms. Bates walked the loop and it is ready to go. All of the volunteers are in place. Volunteer training will take place beforehand. Liz reported that the sign and benches are in poor shape. The kiosk is in good shape, and Joel did a good job clearing the trail and vegetation.

### **Financial Report**

Total funds available \$70,532.44.

### **Website Update**

Sandy got the term expiration dates. Dan will list them on the site. Dan connected with John to obtain the hosting and password information as administrator. He also updated the domain registration individuals to include himself, Scott and Sandy.

