



**Meeting Minutes  
November 12, 2019**

**Present:** Todd Hathaway, Sandy Goodspeed, John Gabour, Liz Wilson, Scott Pim, Joe Trombley (Selectmen's Representative)

**Absent:** Dan McCombs, Ben Bade

**Call to Order:** 7:01 p.m.

**Joel Harris Recognition**

Scott and Sandy presented Joel with a plaque to honor and recognize him for his great work building bridges on several town properties over the last few years, including Folsom, Tilton and Fox Run. Thank you Joel!

**Conditional Use Permit at Burley Farm**

Brian Hart of SELT presented a conditional use permit proposal related to SELT's proposed Center for People and Nature at Burley Farm on North River Road, which will be the organization's new headquarters, event center for community programs with meeting spaces for conservation organizations, and a working farm. Their proposal is for a new building on the property that would encroach into the 75' wetland buffer, approximately 26-28 feet for a total of 17,438 square feet. There would be no impact into the wetland itself. The wetland has been analyzed by an engineer who has determined that the wetland does not have significant functional value. It is essentially a wet meadow/field that is wet usually only in early spring and late fall. Through significant work with their architect, SELT determined that there were no viable alternative designs that could accomplish their goals and planned uses without encroachment into the buffer. After grading, the area would be reseeded with stone walls placed and there would be a double siltation barrier during construction. Water would also flow from the building away from wetland. There were old buildings in the same area that were demolished many years ago and the proposed building essentially mirrors those locations. Scott explained the Commission's typical preference for no building within a wetland buffer unless there are no other viable alternatives for use of the property, and questioned whether other alternative designs were possible. He also questioned if it was possible to at least get the building outside of the typical 50' buffer, even if it still encroached a 75' buffer required because of the wetland size. Mr. Hart explained that all of the alternatives were considered, but were not considered feasible for several reasons. Sandy expressed the view that the overall conservation benefits to the community outweigh the relatively minor impact to the buffer zone. Mr. Hart indicated that the buffer impact rules specifically allow for exceptions and that the benefits here are clear, but would consult with the architect to determine if relocation of the building so that it was inside of a 50' buffer was possible. The Members unanimously approved, with Todd recused, to have Scott write a letter of support on the condition that the



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building is within a 50' buffer. If the redesign is not possible, Mr. Hart will return for a renewed proposal.

**Minutes from October 8, 2019**

The Members unanimously approved the Minutes from October 8th.

**Financial Report**

\$51,604.04 in all accounts as of October 31, 2019.

**Hall Easement Signs**

Ben was not present, so that matter was tabled.

**Low Park**

Sandy selected the sign location with the sign contractor. It will be installed before the ground freezes. There has not been further trail work, but John reported that the trail is walkable. Sandy also spoke with the DPW about mowing the property, and they will grade and seed the area. The Members unanimously approved up to \$500 toward the costs of that project.

**Fox Run**

Sandy walked the trail with a SELT monitor, Preston Samuel, and they discussed the missing kiosk sign. Preston volunteered to rebuild/design the kiosk and sign and offered to make the sign for us. The present kiosk was designed and built by an area Eagle Scout, and Liz questioned whether we should consult with the Eagle Scouts about replacing the kiosk or just keep the existing kiosk so as to not discourage future Eagle Scout projects. The Members agreed to use the same kiosk at Fox Run, but perhaps have Preston make a kiosk at another property. SELT's map and imaging coordinator would assist in creating the imaging for a map for the kiosk, approximately \$161.00 for the aluminum sign and \$500-750 for the design. The Members unanimously approved up to \$1000 for the project. With respect to the Alphabet Trail, the Members agreed to not undertake the work to redevelop the alphabet signs for now, but still keep the name "Alphabet Trail." The Members also agreed to keep the name for the area "Fox Run Conservation Area."



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**Miriam Jackson Park**

Sandy expressed interest in placing a kiosk at the park with information about Ms. Jackson, using a kiosk to be built by Mr. Samuel. Sandy also met with Summit Signs to discuss placement of the sign that Summit made for the park. That will be placed before the ground freezes.

**Program Updates**

Liz met with representatives from the Middle School about a potential focus for the curriculum, and how the projects would reach the community. She will also be meeting art teachers regarding a potential art-focused project.

**Web Update**

Dan was not present but sent a written update indicating that he posted the winner of the photo contest. He also updated the website header images to include entries from the photo contest. He also added Google Analytics to all pages, so we should have some data to look at future meetings. He also created an album of the photo contest contestants on Facebook and posted to Epping Squawks.

**Monitoring**

Teresa Kucera expressed interest in monitoring. Sandy sent her materials for review. Sandy also walked the Sweeney property with a SELT Monitor.

Adjourn: 8:50 p.m.

Next Meeting: December 10, 2019

Respectfully submitted,

Todd Hathaway, Secretary



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Scott Pim 11/19/20  
Scott Pim, Chair Date

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Todd Hathaway Date

John Gabour 1/19/20  
John Gabour Date

\_\_\_\_\_  
Dan McCombs Date

Sandy Goodspeed 1.14.20  
Sandy Goodspeed Date

\_\_\_\_\_  
Liz Wilson Date

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Ben Bade Date