



Meeting Minutes January 12, 2021

Present: Liz Wilson, Todd Hathaway, Dan McCombs, Scott Pim, Sandy Goodspeed

Absent: Joseph Trombley, Ben Bade

Guest: Barbara Wills

Call to Order: 7:00 p.m.

Beard Sand Pit

Liz and Mr. Kamensky had a call with Senator Hassan's office to provide information and documentation. They will be filing a Congressional Inquiry with the EPA. EPA will be required to respond within 30 to 60 days. They will also reach out to counterparts in the Governor's Office.

Michelle Picott, an abutter, indicated that there has been no resolution. Operations continue at the site despite the pending cease and desist order issued in July, and daily fines. There has apparently been reach out to the Town Attorney, but no word back yet. Liz explained that the lack of enforcement is why she reached out to the Senator. Sandy will follow-up with Greg about the status of the referral to Town Counsel.

Permits

Joe Coronati of Jones & Beach presented a wetland buffer impact request for the Epping Crossing industrial area/Fresh River Road. It previously came before us as a proposed solar farm, but had also been the subject of several other prior plans and conservation easements in the area. The Lot in question is Lot F. The new plan is sub-divide the parcel into two buildable lots. Previous plans included a 100,000 sq ft building and this plan is to bring that plan back, but reorient the building. There would be about 21,000 sq feet for permanent impact, and 14,000 sq ft of temporary buffer impact. There would be no wetland impact. It is a 14 acre lot, and about 50% of that would be green space and/or undisturbed space. They will be presenting to the Planning Board next month. The building size is being dictated by the tenant, who actually asked for a bigger building. James Gove performed the wetland review, and the prior reviews for the sight. He indicated that the wetland is mostly poorly draining sand. He does not feel that work adjacent to the wetland in this area will impact the wetland itself. The wetland is not sourced by runoff from upland areas, but rather groundwater table. The area had previously been forested, and it is now coming back after previous clear-cutting. There are other forested and wetland areas nearby for connectivity. There has been National Wildlife Action Plan review without any hits on site (but Georgia Bullrush nearby). Mr. Graham and Mr. Gove discussed adding some additional plantings to provide additional buffer protection. There were actually direct wetland impacts for the previously-planned solar project, so this use would be less impactful. The intended use is for a large warehouse tenant. While the ECC's general practice is to reject buffer impacts in the absence of demonstration of significant need, the Members expressed general support for the project given the unique history of the project, previous



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approvals, and lack of additional direct wetland impacts. Scott moved and Todd seconded a Motion to support the project on the condition that there be additional plantings to mitigate the buffer impacts. The Members unanimously agreed.

Paige Libbey of Jones & Beach presented a temporary buffer impact for storm water management/bioretenion areas for a project for an office building (retail or professional) at Route 125, adjacent to Pine and Pond. This is an older existing lot previously subdivided. This bioretention system was chosen as the best system for the property as it best protects the water table. There are underdrains draining filtered water from the site. Scott indicated that it meets our general principle of approving temporary buffer impacts for the purposes of revegetation. Scott moved and Todd seconded a Motion to approve the proposal as presented. The Members unanimously agreed.

Signs

Mary Blair – Todd indicated that the plans have been finalized and sent to the sign maker for creation by Spring.

Fox Run – Ben will remove, renovate and reinstall by next meeting.

Miriam Jackson Historic sign –Sandy indicated that the drawing is approved. Sandy moved and Todd seconded a Motion to approve \$1100 toward the sign creation and installation.

Dimond Hill – Ben not present for the meeting to report on status.

Mary Blair - Scott indicated a need for a no overnight parking sign because of abutters because of an abandoned truck. He and Sandy are following up with DPW about removal and “no overnight parking signage.” Scott indicated that we should place ECC signage on the metal posts on the property. Sandy will try to find someone to do that. The survey contract was made and the survey has taken place, although no report yet. Scott has identified a number of encroachments. Liz will check the DES website to see if there is any enforcement action pending.

Monitoring

Hall Easement - Volunteers monitored the property last month and put up more signs.

Admin

Minutes – No comments about the December meeting minutes.



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New Member - Barbara is up for appointment tonight.

Tech - Dan updated the meeting minutes to the website. Todd will look for missing May 2019 meeting minutes.

Meetings - Joe Trombley asked about moving meetings to Mondays. Sandy will explore possible open dates on the monthly calendar.

Miscellaneous

Barbara reported that she noticed some marking.

Sandy reported that we have volunteers interested in helping in some projects, but they are busy and will reconnect in spring.

Liz reported that there is a new science teacher, and she has reached out to her.

Later Items

George Falls Woods – trail work & park sign

Photo Contest - Dan

George Falls Woods - trail work & park sign

Dimond Hill – more signs to be installed - Ben

Fox Run – Mounting alphabet trail signs; school outreach? Liz

Adjourn: 8:50 pm

Next Meeting: February 9, 2021

Respectfully submitted,

/s/ Todd Hathaway

Todd Hathaway, Secretary

