



Meeting Minutes May 8, 2018

Attendees: Sandy Goodspeed, John Bennett (until 8:24 pm), Dan McCombs, Todd Hathaway, Ben Bade, Scott Pim, Liz Wilson

Absent:

Meeting Called to Order: 7:09 p.m.

Hunting and Fox Run Park

Sandy, Liz and Dan explained that, in follow-up to the recent EES field trip to Fox Run (in collaboration with the ECC), the ECC is interested in finding out if there are other times of the year when the trip might be feasible and not interfere with the Hunting Community's use of the property. Community Members indicated that hunting on that property is likely not very frequent, and September 15th through October 31st is bow season and probably a good time to close that property to hunting for a limited time. "Safety Zone" or "No Hunting" signage is also available for restricted areas and it would be easy to post on the property. It was also indicated that hunting would typically take place early in the morning or in the evening. One concern by Hunting Community Members was restricting that property (or others) permanently, and whether temporary posting might actually lead to more permanent restrictions. A further concern was whether temporary signage might inadvertently get left up. The Members were unanimous in agreement that permanent restrictions at Fox Run were not under consideration. The Members felt that any restrictions would need to be well publicized. Liz will provide school officers with a report on the feedback from the Hunting Community.

60 Plumer Road

Todd Hathaway recused himself as an abutter. Ben Clark of Tighe and Bond presented a wetland setback proposal/conditional use permit for Gentleman Farm LLC. There is already an existing barn and gravel driveway in the setback. The construction would be to remove impervious surface area and the barn from the setback. In total, there would be 1870 sq. ft. of gravel driveway removed, about 600 sq. ft. of barn, and another 1470 sq. ft. of gravel drive and replaced with loam and seed. The only permanent structures that would be replaced into the setback would be conduit to new structures being built on the property, outside the setback. There will also be fencing in the zone, but overall this would be a net decrease of impact upon the buffer zone. Impact will be mitigated by a number of designed plantings. The Members expressed unanimous support because the project reduces buffer impacts and there has been thoughtful planning about how to minimize and mitigate impacts through vegetation, etc.



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Equestrian Estates, Fogg Lane

Rob Graham and others presented a proposal for an age restricted housing construction project. The site was initially designed and approved in 2004 as age restricted housing with a bigger footprint. The new proposal has a campus design with fewer but taller buildings (five stories), which would reduce the impervious surface area and overall site impact. The request was for the ECC to formally support this newer, higher density campus design. Members discussed whether the Commission could or should take advisory positions on specific projects where there is no required input or approval. Members agreed that it would be appropriate to express general sentiments in favor of high density, lower impact designs that minimize environmental impacts, assuming necessary approvals and reviews by other regulatory bodies. The Members also agreed that specific projects could be reviewed on a case by case basis. In this case, the Members agreed that the newer campus design would be preferable based on the general principles described above, again assuming all other necessary approvals and reviews by other regulatory bodies are obtained. Todd will write a letter of support to Brittany Howard.

Fox Run Bridges

Joel Harris presented on his clean-up and rehab efforts at Fox Run. He cleared the trail of several trees and repaired the bridges. He has plans to extend at least one of the bridges. He also cleared some drainages and will add some microbridges. The Members thanked Joel and agreed to approve the bridge and other repair costs \$134 for Sandy, and \$87.97 for Joel.

Minutes

Minutes from April's meeting were reviewed and approved. All members gave Todd authority to sign for them and post.

School Outreach

Liz indicated that the event with the school was a success. On June 7th, the 3rd graders will release their trout and Liz will present on water quality.

Lamprey Floodplain Project

Scott received a brochure on Wild and Scenic Rivers. There aren't many in the country, but the Lamprey is one of two in New Hampshire; reinforcement of another great resource we have in Town. Sandy got a commitment for the kiosk repair. The Members agreed to approve \$800 to contribute toward a portion of the costs (along with LRAC) toward the repairs. Sandy also raised



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issues related to engineering redesign of the concrete, but it was decided that this project would likely involve more cost and effort than we would prefer at this point.

Low Park

Sandy provided a proposal to be submitted to the Selectmen to allow the ECC to use the neighboring Town owned lot as a parking/picnic area, have the Town remove all structures, and have the Town place gravel for parking for about 5 cars. The Members unanimously agreed to submit the proposal. Sandy will report back on if it is accepted.

Dimond Hill South

John Brennan indicated that the land is still posted against Trespassing. There was discussion about the best way to proceed. Ben volunteered to call the owners to ask if we could help remove the signs. If there is any issue, the Members agreed that another letter (certified) should be sent providing a deadline for removal of the signs, and copy the Selectboard Members. If there is no response, we can decide how to get the signs removed. It was also noted that the owners could be reminded that they could post "Safety Zone" signs within 300 feet of their home.

Website

Dan updated Members on the design changes he and John are making to the web site, which should be completed in another week or so for consideration.

Miscellaneous

Scott updated us on the file maintenance issues, including location of one or two properties that are Town owned but not referenced in our records.

Adjourned: The meeting was adjourned at 9:04 p.m.

Next Meeting: June 12, 2018

Respectfully Submitted,
Todd Hathaway, Secretary

