



Meeting Minutes November 13, 2018

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

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

Minutes:

The Members unanimously approved the minutes from October 9th and September 11th

NHACC:

Sandy and Liz attended the annual NHACC meeting last month and the ECC was named the 2018 Outstanding Achievement Award.

Hall Easement MOU:

John Bennett presented the Memorandum, drafted by Town counsel, between the ECC and the Bilodeaus concerning property usages. It is attached to the Minutes. The Members unanimously approved the MOU which will be presented to the Bilodeaus for signature.

Low Park:

Sandy has been pursuing options with the Town regarding a vacant lot across from the Low Park to use as a parking and picnic area. In addition to demo costs of about \$15,000, the Town would be looking to recover back taxes from the ECC totaling approximately \$110,000. Scott explained that the lot does have quite a bit of value for conservation and recreation purposes to access Low Park, so it would be worth paying for the demo, but not the back taxes, which we don't have the funds for anyway. The Members unanimously agreed to propose to pay for the demolition on the Mast Road vacant lot, but not the back taxes. John pointed out that we presently have approximately \$60,000 and it is unlikely that we will see LUCT money in the near term due to market and other corrections. The Members discussed competing financial priorities, but felt that this was a good opportunity to provide access to use and underutilized property in a high value area.

Cate Street Town Wetland:

This is a Town owned landlocked property near the SAU that has been underutilized for many years and the hope was that transfer into ECC control would at least allow better monitoring and, possibly, usage although the approximately 3 acre lot is not particularly accessible or in an area near other conservation properties. The Members discussed accepting control, likely through some deed restriction/monitoring or perhaps some designation as to ECC



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management. Scott suggested that any restriction be non-permanent, if possible, so that the property could revert if necessary. The Members unanimously agreed to propose to the Board of Selectman to assume oversight of the property (either by deed restriction, or by designation if possible).

Fox Run Bridge:

The bridge needs repair. Joel estimated \$800 in materials. Scott suggested that this could be a good Eagle Scout project and Sandy will attempt to determine if there is any Scouting interest before we approve the funds.

Website:

John posted six Speak Up Epping articles today. Dan changed the header, which looks great.

GRANIT Maps:

Sandy learned at the NHACC conference that some commissions can pull up GRANIT maps and overlay parcel maps during permit review. Scott demonstrated that some of the GRANIT maps are able to be viewed live already via iPad and indicated that it may be possible to view on the screens in Town Hall.

Monitors:

Liz has someone who may be interested in monitoring. John Clark will monitor the Hall Easement by the end of the year. Todd will monitor Folsom in connection with next spring's trail extension.

NRI Committee:

Sandy proposed that the NRI Committee to the NRI & Conservation Plan Committee since the next with the NRI is to come up with a conservation plan, which she and Liz will work on.

Photography:

Sandy learned of a photographer at the NHACC meeting who will perform work for non-profits. We'll keep his name in case we want to use him to in the future.

Bat Study:

