



Meeting Minutes June 9, 2020

Present: Todd Hathaway, John Gabour, Liz Wilson, Scott Pim, Ben Bade, Dan McCombs, Joseph Trombley

Absent:

Call to Order: 7:03 p.m.

Permits:

Fogg Road Development Project Redesign: Joe Coronati, Jones and Beach

Mr. Coronati presented a wetland buffer impact proposal for a previously-approved 160 unit, four building, 65+ housing development, but now being presented as a 101 unit development of single family homes and duplexes for 55+. There will be wetland buffer impacts and Mr. Coronati was seeking input on design options. The project will be on sewer and water, so there will be no septic issues. There are presently proposed about 2 acres of temporary impacts for stormwater management. The developments other impacts (sewer, water, traffic, etc.) would be less than for a similarly-sized traditional single family home project. They are in the process of seeking a number of waivers from the Planning Board, which could impact their final request. The Members expressed informal support for the proposal that would involve temporary impact for stormwater management.

Governor's Run (Behind Telly's)

Mr. Coronati also presented a dredge and fill application this Project, which was previously presented to the Commission, and is tentatively being considered for commercial storage units/garage spaces. The Members had asked for a wildlife habitat assessment, which has now been completed. The proposal is for temporary impacts for grading, plus permanent impacts for the buildings and a crossing, totaling 1,800 square feet of wetland impacts, 6,200 square feet of permanent buffer impacts, and 25,800 temporary buffer impacts. Luke Hurley reviewed the wildlife habitat assessment for the Members. He did not see much activity in the upland area, which is very high, dry, and flat compared to the surrounding area. There is little to no understory, and lots of invasives. The site was formerly a brick plant. There had been concerns about turtle nesting grounds on an adjacent lot, but there was no activity noted on this site and the entire adjacent property to the southeast along the Lamprey has been put into conservation, which is a highest ranked habitat value site according to the State. LRAC identified vernal pools in the area and recommended a number of steps to mitigate impacts and raised concerns that the Project encroach upon the conservation easement. Mr. Coronati indicated there is no encroachment upon the easement and that there is a direct corridor from the vernal pool straight to river, unimpacted by the project. The Members expressed concern about the size of the impacts and suggested that the developers work on a plan to reduce or



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further mitigate impacts. In the meantime, some Members may walk the property before the next meeting.

48 Longmeadow Road Pool

Chris Albert of Jones and Beach presented a proposal for wetland impact for a residential pool. There had previously been an above ground pool and the proposal is to install an inground pool in its place. There is also an outbuilding already present at the back of the site right to the wetland. The proposal is a 25 foot setback to the wet area, with 10 foot vegetation buffer. The present requirement for a pool would be a 75 foot buffer, but may have been 50 at the time of construction because the house itself does not appear to be 75 feet from the wetland. The Members unanimously agreed to approve the plan given the already-existing factors at the site and proposed improvement of a vegetation buffer in place of lawn. The Members also noted that buffer impacts for pools would be considered on a case by case basis based on the site conditions and proposal.

Clark Farm Preservation

Jeremy Lougee of SELT presented a proposal for preservation of the about 300 acre farm on Camp Lee Road. The Clarks raise sheep and horses, and active silviculture. It is a \$1.2m project at bargain sale, and SELT is about \$88,000 short of its goal. Approximately 25.5 acres of the project are in Epping. The property has significant development potential. There are other interests involved with the conservation easement. The plan would be to continue farming and forest management activities. Scott raised the issue of contributing without taking an interest in the land, which would be problematic here given the other interest holders, and Jeremy explained that an option could be to contribute to ongoing activity costs. There would be potential for 17 home lots just on the Epping frontage on Camp Lee Road in Epping (and 55-60 total lots on the whole property). The Members expressed support for the concept generally, but concern over the ability to contribute based on legal restrictions. Jeremy and Todd would look into the issue and report back next month.

Admin:

Minutes

Not available. Todd, John, and Liz will coordinate of compiling minutes from the last few meetings.

Financial Report and Expenses

Escrow \$3,714. LUCT 63,095



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Hedding Road Beard Sand Pit

Liz provided an update that she heard back from DES that they will be sending a letter to the property owner this week relating to the dewatering of subsurface water of the sand pit near Route 125 and Hedding Road. Liz has also provided a letter urging action from DES given the multiple years of noncompliance. She also shared that there has been a report of asbestos and asphalt fill. Liz also indicated that there are a number of issues outstanding regarding a potential remediation general permit, and there should be no work on the site before the permits are granted anyway. Scott reviewed a number of maps and plans and felt that there were likely other activities requiring permitting. Liz will draft letters/emails to the EPA and DES to ask that and permitting requests be denied pending further investigation, and a cease and desist letter to the owner. Todd will circle back with Brittany/Greg again about Town enforcement rights.

Miscellaneous

Fox Run Pond

Scott inspected the pond and the water height was sufficient, and the drainage pipe appears to be working. The height fluctuates significantly and that is not great for fish in the long term, but the pipe appears to be working.


Other Item Agendas:

Tabled:

Adjourn: 9:50 p.m.

Next Meeting: July 14, 2020.

Respectfully submitted,


Todd Hathaway, Secretary

