



Date: 7/26/2023

Attendees:

- Liz Wilson
- Jeff Leombruno
- Gabe Porter
- Joe Trombly
- Dan McCombs
- John Scully
- Scott Pim

Absent:

- Ben Bade

## Permits

Soaring Hawk, LLC

- Parking project for 30 & 32 Ladd's Lane
- Joe Coranati from Jones & Beach presenting
- The owner of the property would like to pave the existing gravel parking area for the new buildings.
- Joe met with Dave Reinhold who suggested that they bring the drainage from this proposed area to Ladd's Lane instead of towards the river. Joe explained their proposal.
- Joe mentioned the unit at 32 doesn't really have its own parking now, the residents are parking to the east in a gravel lot. They would also like privacy and to avoid having people drive past the building.
- Scott voiced his opinion that he does not support the newly proposed 5 parking spots on the west side of the driveway given the buffer impact.
- Misc conversation about various options for reconfiguration of the plan that could be supported by the ECC.
- The ECC would like to see the five spaces proposed on the west side of the driveway removed, and placed elsewhere. Joe was considering adding one on each side of the utility pole, and 3 more to the east side of until 32.
- Gabe made a motion to not approve the submitted plans, recommend to move the proposed 5 spaces east out of the 75 foot setback, and to request that the commission would like to receive and review the revised plans. Scott seconded. Motion passed.

## Kimball Crossing, LLC

- Building proposal on Calef Highway
- Joe Coronati, Jones and Beach presenting
- Joe presented a plan for a culvert for a new development at the intersection of 125 and Old Nottingham Rd.
- Scott made a motion to provide the planning board a “no comment” on this plan, Liz seconded. Motion passed.

## Guests

### Lamprey River Advisory Committee

- She shared a “Stream Walk Worksheet” that they are hoping volunteers will use to share observations of the Lamprey River
- She wanted to ask us what other information they could ask people to collect that would be helpful to us. She mentioned that the observations would be mostly made from the river, not from land.
- The Commission provided some input as to things we’d be interested in hearing about.

## MISC

- Scott gave an update on sewer and water issues in town.

## ADMIN

### Budget

- Dan noted he still needed to find out why the balance in the trust fund did not include the money from the vote in March.
- Dan questioned if there was any follow up as to what monies would be available to help SELT with their request for a donation for the trail work at the Kennard property.
  - Liz would like to do a site walk to see the area in question.
  - Joe suggested we should ask them to confirm the town’s interest on the deed

- Jeff requested a description of the different funds and what the monies can be used for.

<b>Account Balances</b>	
Escrow	\$3,804
LUCT	\$127,163
Conservation Trust Fund	\$2,020
Operating Budget	\$5,580
Miriam Jackson Park Trust Fund	\$3,410

#### Tech Update

- Tech updates thru the town are on pause, Joe is hoping to give an update the next meeting.
- Dan mentioned it seems like we've lost some files in Google Drive due to a snafu from someone's computer that was connected, and we need to find a solution to this fairly quickly.

#### Photo Contest

- Photo contest has been opened and submissions have started coming in

#### Outreach

- SELT Trailfest - Liz mentioned this is on Oct 14th, and she'll be there and would others to attend.

#### **ADJOURN**

- Meeting adjourned at 9:32pm.