



CONSERVATION COMMISSION ~ TOWN OF EPPING, NEW HAMPSHIRE

WEDNESDAY, AUGUST 19, 2026

Liz Wilson, Chair
Dan McCombs, Vice Chair
Alesha Burnham, Treasurer
Joe Trombley, Member
Jeff Leombruno, Member
Ben Soroko, Member
Brendan Mulhall, Alternate Member
Shannon Morin, Member (absent)
Mary Ahern, Alternate Member (absent)

Also in attendance:

Joe Coronati, Jones & Beach Engineers
Jason Baker, EYAA (Epping Youth Athletic Association)
Sadie Stevens, Prospective Volunteer
Cindy Mulcahy, Recording Secretary

CALL TO ORDER at 6:03 PM.

PERMITS/REQUESTS

327 Pleasant Street (multi-family condo project) – Jones & Beach Engineers L. Wilson prefaced the discussion by saying that the Commission would consider approval of the plan as presented at this meeting without taking Town ownership of the land into account at this time. She noted that variances from the Zoning Board of Adjustment (ZBA), approval of the easement by the Select Board and approval by the Technical Review Committee (TRC) had all been granted. After tonight's meeting the process would entail Planning Board approval, Planning Board and Conservation Commission

joint recommendation for the easement, two public hearings by the Select Board and Select Board approval of the easement.

J. Coronati said that removal of material from the West Epping location has been going on for some time from the subject lot and an adjacent Town-owned one. He noted that the Mary Blair Park will be supported by this project as the material had been impacting their fields. The site will be redeveloped after it is leveled. A conditional use permit is required because the property is within the aquifer protection zone. J. Coronati said that there is no wetland permit needed and there are no wetland buffer impacts. J. Coronati presented a diagram representing each of three watershed areas and the contribution of each by area to the detention pond (26.7% from the Town-owned area, 38.7% from an offsite area from abutting properties and 34.6% from the on-site/project area). J. Trombley had wanted to know the volumes contributed, info which is in the drainage report and will be discussed at a later meeting.

J. Coronati also presented a revised grading plan with U-shaped contours showing how stormwater enters the pond to be treated. He stated that stormwater that was not previously treated now will be. L. Wilson asked if there were use restrictions in the basin on herbicide and pesticide use because of the project's proximity to the Lamprey River. J. Coronati said this would be discussed by the Planning Board and that the project is subject to an ecological review per the State. He also said that LRAC (Lamprey River Advisory Council) would be involved. J. Trombley noted that the 144 grade showing water flowing into the pond is misleading as that area has no slope. L. Wilson read aloud LRAC's comments regarding species impact, qualified inspections, winter maintenance, silt fencing and frequency of spillway activation, and all were being addressed.

J. Baker of EYAA (Epping Youth Athletic Association) said that he was in favor of the project and that the removal of material will assist in the drainage of the centerfield, which is frequently wet. J. Baker said that the Town and EYAA would save money on permits (J. Trombley clarified that the project would not save the Town money, but that it would not cost the Town anything).

L. Wilson asked for any public comment and there was none.

MOTION by L. Wilson to recommend approval of the plan as presented with the following recommendations: to restrict herbicide/pesticide usage within the drainage areas which contribute to the stormwater basin and discharge to the Lamprey River, as well as installation of salt-restricting signage as the project is within the groundwater protection area. **SECOND** by J. Leombruno. **MOTION carries 6-0.**

It was clarified that the motion applied to the limits of the project that is being permitted (the Town lot, the to-be-developed lot and the lot where a house will remain) and that future conversations about easements will take place. J. Trombley recommended that the edge of pavement roughed in on the plan should be clarified.

GUESTS

S. Stevens is an Epping resident with a background in wildlife conservation. She is interested in volunteering for the Commission and is familiar with easement monitoring. L. Wilson will provide S. Stevens with a list of properties that need monitoring from which she can choose as well as procedures and resources. S. Stevens can also opt to become an alternate member if she would like more involvement.

APPROVAL OF MINUTES

MOTION by L. Wilson to accept the minutes of the July 15, 2026 meeting as written.
SECOND by J. Leombruno. ***MOTION carries 6-0.***

NOTICES / MAIL BAG

None.

PROPERTIES

Miriam Jackson Park Two new benches with memorial plaques for Paul McPhee were donated by Dan Harvey and placed in the park facing the road. Because Barbara Willis (who works at the park) preferred that the benches face the river, the benches will be slightly angled to face the river as well as the garden but the plaques will still be able to be seen from the road. D. Harvey will reposition the benches with his tractor soon.

Tilton Conservation Area Kiosk – L. Wilson said that LRAC will replace the boat launch sign and that the old sign has been removed.

Beniah Lane Conservation Land Encroachments S. Morin emailed a statement to the Commission on this item which D. McCombs summarized, stating that the property dispute between neighbors had been referred to the Code Enforcement office, which is proper procedure. Although the property is listed as under conservation due to its wells, the management of it is not handled by the Commission, but by the Town. L. Wilson confirmed that the item was now out of the Commission's hands.

Groundwater Protection District Wording & Signage J. Leombruno is working on the sign design and some more changes will be made. A QR code will not be included. Members decided to have the sign refer readers to the Town Planner at 157 Main Street

(Town Hall) rather than display a link to regulations. J. Leombruno will send the edits to both the Town Administrator and Town Planner for approval and then have it sent to a sign company.

UPDATES

Recap of trail workday on 7/18 On 7/18 members met to construct a bridge and J. Trombley thanked them and said that neighbors have been pleased. He recommended that the cost of materials for an additional bridge at New Lane, which had been approved in the amount of up to \$300, be rescinded. He said that a bridge would not be feasible with the washout in that area and J. Leombruno said a bridge should not be placed on a Class VI road. There will be a few small reimbursements from the workday.

MOTION by J. Trombley to rescind the approval to spend up to \$300 for construction of a bridge on New Lane. **SECOND** by D. McCombs. ***MOTION carries 6-0.***

NH Tree Farms L. Wilson contacted the current forester, Charlie Moreno to discuss inspections for the Commission's three tree farms. The John Hoar Forest lot was last inspected in 2015, the Lowell property lot was last inspected in 2018 and the George H. Fall Woods lot was last inspected in 2021. L. Wilson will find out the schedule, scope of work and cost for doing either one or two inspections and C. Moreno will attend the next meeting.

Possibility of Hosting Rockingham Conservation Commission Roundtable D.

McCombs said that the capacity for events at the Library is 60 people but there is no availability on the date of the next meeting (9/24). Town Hall and the Rec Center are alternate venue options. J. Leombruno emailed Sara Callaghan to express the Commission's willingness to host a meeting and to see if there is still a need for the 9/24 meeting.

ADMIN

Rules of Procedure (ROP) D. McCombs will make some suggested updates (adding Treasurer to elected officers, assigning agenda to Vice Chair, allowing up to seven alternates) to the ROP and send a revised draft out to approve at the next meeting. Members felt that it would be beneficial to post the ROP on the Commission's webpage.

Budget update A. Burnham presented the updated budget numbers through the end of July:

Conservation LUCT:	\$620,993.95
Conservation Expendable Trust Fund:	\$7,408.44

Operating Budget:	\$3,900.00
Escrow:	\$16,430.87

A. Burnham has placed all information and budget tracking in SharePoint. A generic Treasurer email is now being used (instead of D. McCombs').

J. Trombley recommended buying a new kit for the Commission's string trimmer as he had to use his personal one for the recent trail work. J. Trombley will research the cost.

Outreach SELT's Trailfest is Saturday, 10/17 from 10:00 AM – 3:00 PM. The Commission debated whether to host a booth in person or to leave materials at a table. L. Wilson said that in past years she has met Conservation Commission members from other communities but that the presence at Trailfest has not kickstarted any noticeable involvement. L. Wilson will work on a map of the Commission's properties to leave at Trailfest this year. The Commission will ask Roundtable members if there is an interest in having a booth next year with members from multiple Commissions present.

2026 Photo Contest The Photo Contest is open. D. McCombs said that there was a bug while cloning the contest owing to the fact that the Commission had downgraded subscriptions after voting (PollUnit will address this issue for next year). A generic Photo Contest email is now being used for submissions (instead of D. McCombs'). A. Burnham has posted the contest to Facebook monthly and will increase exposure starting in October. A. Burnham will see if the Photo Contest can be advertised on the Town Hall sign and possibly on the School's.

LRAC & NHDES comment letter storage Folders have been set up in SharePoint for comment letters and other correspondence. J. Trombley said there was no need to retain paper copies as documents in SharePoint are backed up and recoverable as they are for government agencies.

ADDITIONAL ITEMS

Open Discussion A request to perform metal detecting at the Fox Run Forest by Lana Savarese was received by the Commission. Her request stated that all holes dug would be filled back in and that anything of value found would be donated to a historical society. L. Wilson said that it would be worth confirming with Counsel that the action would not be in violation of the property's deed and cited a recent case where metal detection was denied in New Hampshire because it was not considered "passive recreation". A concern arose that granting permission to one person would incite many others to take advantage who may not be as respectful of the land as L. Savarese. It was noted that SELT allows metal detecting "under supervision of staff". J. Trombley

recommended conditionally granting L. Savarese permission to metal detect at that property only while double-checking with Counsel.

MOTION by D. McCombs to request the Town Administrator to contact Town Counsel to review the deed for Fox Run Park to see if metal detector use is allowable, and if it is allowable that the Commission will give permission to Lana Savarese to metal detect on that specific property, as long as a leave no trace policy is adhered to and any valuable relics are offered to a historic society. **SECOND** by L. Wilson.

J. Leombruno noted that the ecological and historical significance of the land should be taken into consideration and wondered if permission would be given for only a specific area of the property. L. Wilson and B. Soroko felt that checking with Counsel before granting permission was advisable. L. Wilson did not feel that there was a critical deadline for allowing a recreational use.

MOTION rescinded.

MOTION by D. McCombs to request the Town Administrator to contact Town Counsel to review the deed for Fox Run Park to see if metal detector use is allowable. **SECOND** by L. Wilson. **MOTION carries 6-0.**

FUTURE

Passports and brochures files on Canva L. Wilson will address these tasks.

Prescott Orchards long-term conservation plan None.

Return of the trail committee Activity on this project is underway.

Tech/Town website Members will review the Conservation webpage to see what information should be transferred over to the Town webpage and discuss their ideas at the next meeting.

MOTION by J. Leombruno to approve spending up to \$150 for a head and attachments (metal blade and metal blade safety kit) for the current string trimmer. **SECOND** by J. Trombley. **MOTION carries 6-0.**

PUBLIC COMMENT

None.

ADJOURN

MOTION by L. Wilson to adjourn the meeting. **SECOND** by D. McCombs. **MOTION carries 6-0.**

Meeting adjourned at 7:53 PM.

Submitted by: Cindy Mulcahy, Recording Secretary

Liz Wilson, Chair



Alesha Burnham, Treasurer

Jeff Leombruno, Member



Dan McCombs, Vice Chair



Joe Trombley, Member



Ben Soroko, Member