

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY September 14, 2017

PRESENT – Joe Foley, Susan McGeough; Heather Clark, Dave Reinhold; Alternates Paul Spidle and Joseph Trombley; Selectmen’s Representative Mike Yergeau; Planner Brittany Howard.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE TO THE FLAG

DISCUSSION: Wayne Morrill – Industrial Drive, Exeter Road

Wayne Morrill came before the Board with the proposal. He explained this is a 27-acre site on Route 27, backs up to the railroad tracks and the industrial park owned by the Conway’s. Morrill stated this plan will be brought back to the Board and will show a 600-foot-long cul-de-sac that will service five industrial lots. He explained two of the buildings will hold entertainment complexes and the other building an industrial condo which will hold approximately 12 condos and the back building will be a trades building and the other building will be a one user industrial building. The site will be raised to conveying the water across the drainage easement. On the agenda with the water and sewer to ask for municipal services be run up to this site.

Morrill explained he used the same entertainment parking calculation as Seacoast Soccer and will make sure that each building has significant parking.

Clark asked if this will be paved and striped. Morrill responded that is correct.

Spidle asked about the future easement. Morrill explained that is good planning if there need be a second access out to the Conway park, although there’s nothing planned now.

Trombley asked about tractor trailers on this site. Morrill explained they have run the tractor trailers on each one of the uses, in the rear a tractor trailer can’t get around it. Morrill stated the users for the industrial have not been identified. Morrill stated the first two buildings are entertainment so there’s no need for tractor trailers.

There were no further questions or comments.

PUBLIC HEARING: One-Lot subdivision
Owner/developer: Matthew Jensen
Location: Blake Road Tax Map 020 – Lots 013 & 015

Chairman Foley read notice of a public hearing by Matthew Jensen for a one-lot subdivision. Abutters present:

McGeough motioned to accept the plans seconded by Clark. The motion carried unanimously.

Matthew Jensen explained there are two existing lots, Map 20 - Lot 13 is 5.6 acres, Map 20 - Lot 15 is 5.25 acres. He explained he has the land but lacks the frontage and has been before the Zoning Board and

got his approval for the frontage. He stated he is before the board for two lots to become one and the shared driveway is for two of the house lots.

Jensen stated there is a pertinent easement cul-de-sac that encumbers each lot. He explained he is going to run a new power service from that easement to lot 3 instead

Howard explained part of the of the zoning board approval was to figure out the right-of-way easement to an abutting lot and what to do with that. She stated Jensen has decided to abandon that to the abutting lot because they'll be using the shared driveway out to Blake Road.

Reinhold motioned to approve the plans seconded by McGeough. The motion carried unanimously.

PUBLIC HEARING: Architectural Renderings and Conceptual Exterior Building
Owner/developer: Nelson and Jack Murray
Location: Calef Highway Tax Map 029 – Lots 259, 261, 262

Chairman Foley read notice of a public hearing by Nelson and Jack Murray for Architectural Renderings and Conceptual Exterior Building. Abutters present:

Clark motioned to accept the plans, seconded by Reinhold, the motion carried unanimously.

Nelson Murray came before the Board for architectural renderings and conceptual exterior building information. He explained there are two buildings being proposed 7,800 square feet 6300 square feet. The site has been cleaned up and had a surveyor mark the site for the building locations.

Tom House of THA Architects came before the Board with additional information. He showed earth tone colors of the building and plans of the building elevation, front, side, back and materials. He stated one building could be six businesses, approximately 1,500 square feet each and the other building, five units – four of the units 1,200 square feet and the fifth unit 1,500 square feet.

McGeough advised she is concerned with the back section facing the residents that live there and stated she would like to see some color or something to be more pleasing to the eye for these residents. McGeough stated she would also like to see the landscaping plan that has been approved, and stated there is not enough planting. She asked that nicer lighting on the back of the building would help also.

Planner Howard reminded the Board that this plan was previously approved and is before the Board for Architecturals and Conceptual Design.

Trombley suggested transferring the colors from the front to the back would help break up the wall. McGeough agreed and stated eventually the plantings will grow which will help.

Clark asked that the lighting under the awnings be changed, something that looks less industrial.

Abutter Eva Karandanis stated the newest resident to live on Acre Street has been there for 30 years, adding she's lived in her house on Acre Street for 75 years when Route 125 did not exist. Karandanis thanked McGeough for recognizing the residents that abut this property. She went on to say that the residents have looked at an "eye-sore" for three years and even though this building looks nice, they will have to look at it and is hoping the developer will make it look attractive.

Karandanis asked what is going to happen with the dumpsters. Chairman Foley explained that the dumpster location was previously approved so it's not subject to change. The residents stated they have a problem with the time the dumpster company is showing up at surrounding locations.

McGeough asked Howard how this is handled. Howard explained if the dumpster companies are on site at the off hours of the Town Hall, the residents need to phone the police. She stated she spoke with Taco Bell about the problem but had no idea of other businesses. Chairman Foley stated if these haulers are not going by the expected times they may be able to restrict the companies from hauling in Epping but is not sure the Board can do that.

Abutter Sharon Gauthier explained when there are dumpster hauling issues she's been told to call the police which she did but the haulers are gone by the time they arrive. She stated she went over to Taco Bell and spoke to the manager, and the situation was taken care of for about a month and has started over again. Gauthier stated the businesses have the option to let the haulers and delivery companies know they can't come before a certain hour.

McGeough stated the Town has a noise ordinance that needs to be followed. Howard advised the abutters to call her if this continues, she'll go to the businesses and talk with the managers and if it happens again she'll write to corporate to let them know there are issues.

Abutter Dan Riley asked about the main entrance on Route 125 with an access road on the back at Jannell Court if that's going to be limited to small trucks for deliveries because of the dead end and no signs showing that. Howard stated it's not supposed to be used as a cut-through.

Murray explained there is a steep traffic table so traffic won't be speeding through but people will be using that access at Jannell.

Sharon Gauthier asked if the developer is going to fix the road. Chairman Foley explained the Board will be looking for a reasonable contribution from the developer and added part of that road belongs to the town.

Clark moved seconded by McGeough to continue the application to October 12, 2017, the back of the building needs to reflect the colors on the front of the buildings, the HVAC shielding shall be shown on the plans as well as trees that are shown in the landscaping plan. The motion carried unanimously.

MINUTES OF 08/10/17 FOR APPROVAL – Reinhold moved McGeough seconded the motion to approve the minutes. The motion carried unanimously.

2018 BUDGET FOR APPROVAL – Clark moved McGeough seconded the motion to adjust the professional services from \$6,000 to \$12,000, which will modify the total end budget by an additional \$6,000. The motion carried unanimously.

MASTER PLAN – A public meeting will be held in October.

NOTICES OF DECISION FOR SIGNATURE– RE: GOVERNORS RUN, SEACOAST SOCCER PARKING LOT, BUXTON WATER SIGN – The notices of decision were duly signed.

PLANS & MYLAR FOR SIGNATURE – RE: BLACK BIRCH, LLC – The plans & Mylar were duly signed.

APPOINTMENT SLIP FOR SIGNATURE – RE: JOSEPH TROMBLEY – the Appointment slip was duly signed.

ESCROW TO CLOSE – re: SALEM EXPORTS FOR \$500 Clark moved McGeough seconded the motion to return the \$500 to the applicant. The motion carried unanimously.

ADJOURNMENT: Clark moved McGeough seconded the motion to adjourn the meeting at 8:00pm. The motion carried.

NOTE: THE NEXT MEETING DATE IS OCTOBER 12, 2017 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary