

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY October 12, 2017

PRESENT – Joe Foley, Heather Clark, Dave Reinhold; 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

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 continued plan by Nelson and Jack Murray.

The Board voted unanimously to accept the plan.

Tom House with TA Architects representing the Murray’s, came before the Board with the update from the previous meeting. He showed a new set of drawing that address the Board’s concerns which were with the rear of the buildings and the colors that were proposed and moved the colors of the front of the building to the back of the building, the light fixtures which were moved the smaller service light fixture off the canopy’s and the wall sconce which is a down-light fixture also. Another concern was the rooftop units visible from Route 125 has been address so as not to be able to see the units.

Abutter Elise McKay spoke of her concern with the rooftop unites and stated Acre Street rises from this site and will still be able to see the roof units.

The Board discussed offsite improvements. Howard explained part of the discussion in 2013 had agreed to fix the drainage, and catch basins, etc. Howard explained there is 320 feet of frontage on Jannell Court that Murray has agreed to pave in the amount \$6,420.48.

Reinhold stated the paving is fine, but as far as the drainage there was concern on whether the Town of Murray was responsible, stated there is approximately 300 feet that needs to be done and asked the Board who should be responsible for this. Clark stated she feel the developer should be responsible for their section. Howard read the agreement by the Board in 2013. Howard then read for the record offsite improvements or fees in lieu of offsite improvements will be discussed at time of architecturals.

Selectman Yergeau asked if this site will be tied into the Town’s drainage. Howard stated they are going to do porous pavement. She explained that at the end of project the Town receives a check to cover work done that is held for five years at that time Reinhold bills for his work and payment is approved by the Planning Board, and if any money is left it’s returned to the developer.

Murray came before the Board and asked for the possibility of having a one-year extension on the permit. Howard stated she believes his wetlands permit will be expired, and the wetlands permit is part of the previous approval.

Murray requested the extension due to economic conditions and stated up to a year ago all the marketing that was done with the project was futile, as everyone that wanted to grow went to the Market Basket site and now they will have to revisit anyone who may want to come into this site.

Clark moved Reinhold seconded the motion to approve the architecturals and the extension for one year and providing state permits are extended, and a minimum of \$8,000 for offsite improvements, however at time of CO if there is a drastic change in pavement prices Murray will be responsible for that increase. The motion carried unanimously.

PUBLIC HEARING: Subdivision
Owner/developer: Peeka Realty Holding
Location: Fremont Road Tax Map 035 – Lot 005

Chairman Foley read notice of a Subdivision hearing by Peeka Realty Holding on Fremont Road.

Clark moved, Reinhold seconded the motion to accept the plans. The motion carried unanimously.

Dennis Quintal Civil Engineer on the project came before the Board to explain the proposal on a 3.68-acre site. He noted the test pit and septic system design has been done for the duplex building that is being constructed. He explained the parcel has been surveyed and showed wetlands on the westerly side of the site. Quintal showed on the plan a piece of land that was subdivided with a single-family home to be constructed and showed driveway locations for the two lots.

Howard explained this is a simple two lot subdivision duplex lot is 2.27 Acres and the 1.4 Acres on the single-family home. Howard stated this has to obtain state subdivision approval, second house will be required to pay impact fee, driveway permits will have to be applied for, set bounds and submit a Mylar.

Clark moved Reinhold seconded the motion to approve the plan subject to State Subdivision approval. The motion carried unanimously.

PUBLIC HEARING: Site Plan and Subdivision
Owner/developer: Douglas & Linda Slimes/Peeka Realty Holding
Location: Fremont Road Tax Map 035 – Lot 052

Chairman Foley read notice of a Site Plan and Subdivision by Douglas & Linda Sims/Peeka Realty Holding.

Clark moved, Reinhold seconded the motion to accept the plans. The motion carried unanimously.

Dennis Quintal Civil Engineer on the project came before the Board to explain the proposal. He stated a perimeter survey has been done on the site by Peter Landry. He showed a plan on the northerly side is the old railroad bed and Fremont Road is the frontage of the site. Quintal explained the homestead is on the eastern side and are proposing a subdivision showing wetlands on the site. Quintal stated the plan is for a two-lot subdivision with a power line easement to be used by the Simes which will be part of the deed. The homestead land is approximately seven Acres of land.

An abutter has concerns about her well going dry. Howard explained there will be an easement to the abutters well, and she will maintain that well. Chairman Foley explained if there is a problem with the well, it's between the developer and the abutter.

Clark moved Reinhold seconded the motion to approve the Subdivision contingent on approval of the Site Plan and any state permits. The motion carried unanimously.

Quintal moved on to explain the Site Plan. He explained there have been meetings with the Town on this development. He showed the lot line and the easement area just discussed in the subdivision hearing. He explained in order to do a multi-family housing project on this site they received approval for a Special Exception from the Zoning Board on Article 6 Section 6.5 to develop this property under the multi-family use regulations which requires one unit for every 40,000 square feet excluding the wetlands. Quintal explained there is 480,915 square feet, just over 11 acres of upland, which allows 12 units to be split up into 6 duplex lots. He stated they have finalized a one-way traffic coming in from Fremont Road on the eastern side of the property, just to the left of the easement plan, and the duplex lots are shown off that. He explained each of the duplex units will have one parking in garage and two parking in driveway. He stated the one-way roadway has a name that needs to be approved by the Town and fire department.

Quintal explained there is 16 feet wide of pavement for roadway which is more than a normal 24 foot-two lanes and adding an eight-foot gravel shoulder on the inside of the horseshoe that will be owned and maintained by the condo association. He explained the water supply for the units will be from the two wells located on the northerly side of the lot, and the driveway access to get to the wells; one well will supply three buildings, the other well supplies the other three buildings.

He explained there are septic systems for each of the buildings. Test pits have been completed, a drainage plan has been done and reviewed by the Town Engineer. In TRC talked about the use of the property and the roadway but also the signs. Solid waste will be controlled by the association. Still waiting for State approval and will need to do the septic design for each well.

Chairman Foley addressed offsite improvements

Howard noted conditions to respond to Tighe & Bonds comments, receive all State permits, request that the condo documents speak to the maintenance of the gravel shoulder, road name approved by the fire department, Impact Fees will be required, the equal access to the well and pump, add test pits on one of the plans, and offsite improvement fee in the amount of \$10,000.

Selectman Yergeau asked if there's a utility easement through the gravel shoulder. Quintal explained the electric company will take care of that.

Clark moved Reinhold seconded the motion to approve the plan and condition stated by Howard. The motion carried unanimously.

VARIANCE INFO FROM VOSE -- The Board and Representative Vose spoke about the law they would like to see passed regarding variances that do not have an expiration date. The Board would like to see a 2-3-year time limit for these variances from date of possible law, with no notification from the Town due to gaps in record keepings. Rep. Vose is going to take the suggestions from the Board to the drafting attorney and keep us in the loop on how it develops.

MINUTES OF 9/14/17 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried unanimously.

INVOICE FROM TIGHE AND BOND: RE – SEACOAST SOCCER - \$1,089.00 – xx moved xx seconded the motion to approve the invoice from Tighe & Bond for \$1,089.00. The motion carried unanimously.

ESCROW ACCOUNTS TO CLOSE – N ATLANTIC \$1,500, NH SOLAR \$500.00, FRENCH ROAD \$200.00, NOUJAIM \$500.00, UTILITY TRAILERS \$500.00 – Clark moved Reinhold seconded the motion to close out the escrows stated. The motion carried unanimously.

PUBLIC HEARING: Master Plan

The Board discussed the updated Master Plan and voted unanimously to adopt the Master Plan.

ADJOURNMENT: Clark moved Reinhold seconded the motion to adjourn the meeting at 8:40pm. The motion carried.

NOTE: THE NEXT MEETING DATE IS NOVEMBER 9, 2017 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary