

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY May 10, 2018

PRESENT – Joe Foley, Susan McGeough, Heather Clark, Dave Reinhold; Alternate Joseph Trombley; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 pm and appointed Trombley to sit for McGeough.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Conditional Use Permit
Owner/developer: Gentleman Farm, LLC
Location: 60 Plumer Road (Tax Map 015 - Lot 001)

Chairman Foley read notice of a Conditional Use Permit by Gentleman Farm, LLC. Abutter present: Jeramiah Murphy.

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

Patrick from Tighe & Bond presented the application. He explained this is for a Conditional Use Permit for work within the 50-foot setback buffer; a single-family residence with some accessory structures. Patrick explained the house is going to be rehabilitated, the accessory barn is going to be torn down and the guest house, pool house and garage that will be constructed is part of the project, also some work will be done in the 50-foot setback.

Patrick showed the existing overall site with the house and barn, the 50-foot wetland setback, and the gravel driveway. He explained the work that will be occurring where there are the gravel drives will swing a portion out of the buffer to connect into the existing piece and will construct a small portion of the drive. The existing gravel driveway that will be moved from the buffer is 3,380 square feet and the portion of the barn that is going to be demolished is 600 feet and the concrete pad 275 feet will be removed. He stated the proposed gravel drive that will be put back into the buffer which is to swing the drive back out of the buffer and will then tie back into the new drive for where the garage will be situated which is 840 square feet impact; making it a net reduction of 4,255 square feet of impact within that wetland buffer.

Abutter Jeramiah Murphy asked about the new driveway back onto Longmeadow. Patrick will be extending one of the driveways back out to Longmeadow, which will need a permit.

Patrick informed the Board they have been before the Conservation Commission who recommended approval to the Board.

Reinhold moved Clark seconded the motion to approve the Conditional Use Permit. The motion carried unanimously.

McGeough joined the meeting. Trombley took his seat as Alternate.

DISCUSSION: Equestrian Estates

Joe Coronati, Architect Michael Keene, Rob Graham and Page Libby came before the Board with discuss their proposal. Coronati explained this site is 47 acres on Fogg Road, brought before the Board approximately in 2006 and presented an elderly housing which was approved and received variances which run with the land for 160 units. Coronati showed the layout of the original plan which was done in 2004/2005 for 160 mixed units, single family homes, with a lot of road.

Coronati explained they would now like to shrink the size of the development in scale, same number of units and do them in larger buildings. Coronati showed five, thirty-two unit buildings with the same 160 units with a smaller footprint on the property. Coronati explained there will not be an entrance out onto 125, although there will be two curb cuts on Fogg Road, a club house in the middle of the site, parking under and in front of the buildings, also buildings will have elevators. Coronati explained this condenses the disturbance on site, allowing the buildings to be moved further from the abutters. Coronati explained because the age restricted housing was taken out of the ordinance, in order to apply that ordinance to this site, there is a restriction to only allow six units per building. Coronati informed the Board they will be going to the Zoning Board for variances as if this was multi-family development.

Rob Graham explained this is the first-round concept. He informed the Board they have video of the site taken by a drone, which was shared by the applicant. Graham also informed the Board surrounding abutters will not see these buildings.

Architect Michael Keene spoke about the architecture on the building. He explained they broke up the mass of the buildings, and the pitched roof on part of the building which allows for mechanicals on the roof and out of site.

McGeough questioned the one and a half parking spaces and noted that there are families or single “older” people who have more than one car and spoke about residents having guest.

Chairman Foley noted the applicant will have to go for multi variances. Chairman Foley noted that the Zoning Board can only vote how the people have voted on the Town ordinances. Graham responded that there are many variances they will have to apply for, due to the fact what they’re looking for on an ordinance that doesn’t exist and stated if the ordinance was still in effect they would only need a variance for height.

Chairman Foley informed the applicant that the plan will have to go to water and sewer before support and will have to have a right-of-way out onto Fogg Road. Graham stated they will provide the right-of-way.

Clark stated she likes the different colors, the pitched roof and the bump outs, but has reservations with the size of the buildings so would like to see a few more buildings that are a bit smaller than what's proposed. The Board concurred with the buildings being too big.

Graham explained what is being showed on the footprint of the plan is a 40 unit building, if it was five buildings there would be 32 units per building. He stated in a four-building plan there would be plenty of underground parking for each unit and the same would be for the front parking.

Clark questioned if residents would be going to the transfer station. Graham explained these are all private roads and all private trash pickup although they could still go to the Town dump as they will be tax payers.

Clark asked if there will be parking at the clubhouse. Coronati stated there will be 20 spaces and there will be sidewalks for the residents to walk to the clubhouse.

Chairman Foley spoke about having sidewalks from this site to tie in with the ones to the downtown area.

Chairman Foley asked if this has been before the fire department. Graham stated they will be making a date to speak with them on this proposal.

PUBLIC HEARING: Subdivision & Lot Line Adjustment
Owner/developer: Patterson Real Estate Dev., LLC
Location: Shirking Road Tax Map 036-Lot 005

Chairman Foley read notice of a Subdivision by Patterson Real Estate Dev., LLC. There were no abutters present.

Page Libby from Jones & Beach came before the Board with the Lot Line Adjustment. She explained this project is on Shirking Road to the east is Martin Road. She stated this will be subdivided into four lots parcel and a 2.9 acre will be adjusted to the Peterson property.

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

McGeough moved Clark seconded the motion to approve the plan. The motion carried unanimously.

Joe Coronati discussed the four-lot subdivision and explained there is a wetland that runs along Shirking Road that will be crossed and showed the easement for lot five also a common drive for lots 5-1 & 5. Coronati explained once they can cross the wetlands the driveways can split and those lots will have their own driveway. He informed the Board they were before the Conservation Commission for an expedited wetland permit that has been sent to the state.

Howard explained this will be coming back before the Board for site plan for each of the lots.

Chairman Foley spoke about the improvements on the road frontage and if there are issues with trees, this should be addressed. Coronati stated whatever trees need to be cut will be taken care of.

Clark moved McGeough seconded the motion to approve the subdivision conditional upon State approval and working with road agent on trees that need to be cut. The motion carried unanimously.

Clark moved Reinhold seconded the motion to approve the Conditional Use Permit for the wetlands buffer impact. The motion carried unanimously.

MINUTES OF 4/12/18 FOR APPROVAL – McGeough moved Reinhold seconded the motion to approve the minutes. The motion carried, Clark abstained.

NOTICES OF DECISION – RE: GREAT BAY DRIVE, GREAT BAY CONDOS, GREAT BAY ENTERTAINMENT COMPLEX – The Notices of Decision was duly signed.

INVOICE FROM TIGHE & BOND – RE: GLASS PRO, INC. \$565.00 & GREAT BAY DRIVE \$1,390 – Clark moved Reinhold seconded the motion to approve the invoice for \$565.00. The motion carried unanimously.

DRIVEWAY REGULATIONS – Reinhold explained there is supposed to be 12 inches of gravel and he'd like that dimension to be taken out of the regulation. The Board agreed to change the word "shall" to "should". A public hearing will be held at the next meeting and until then Dave will continue to do business as usual.

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

NOTE: THE NEXT MEETING DATE IS JUNE 14, 2018 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary