

# EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY August 9, 2018

**PRESENT** – Joe Foley, Dave Reinhold’ Selectman’s Rep. Mike Selectman Yergeau; Alternate Joe Trombley; Planner Brittany Howard; Secretary Phyllis McDonough.

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

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**DISCUSSION:** Chris Hickey – North River Road & Dimond Hill Road

Chris Hickey came before the Board to discuss a future proposal on a Lot Line Adjustment and subdivision on Tax Map 5 - Lots 30 & 30-001; lot 30 is just over 16 acres, lot 30-1 is 2.17 acres. Hickey explained the proposal is to adjust the lot line between those two to make lot 30-1 2.75 acres then lot 16 will be 15.5 acres. He explained they would cut off where the existing trailer is off the 15.5 acres creating a 2.74 acre and then the remainder of 12.78 acres. He explained the lots are a little strange how the lot are configured; the tax map sketches don’t show how lot 30-1 is, the 12-acre piece to be purchased by SELT.

Hickey explained the shape of the new lot is different because the SELT wants frontage on Dimond Hill Road. Hickey explained there’s an overlap area down by the brook, advising they are in contact with SELT to straighten that out. He explained Lot 30-1 does not need stated approval because it’s an existing lot and already has a state approved septic on it. Lot 30 will need state subdivision approval so TOPO and wetlands have been done around the trailer to prove that it meets the State and Town’s calculations. Waivers will be requested for one to do TOPO on the wetlands on the remaining 12-acre lot, also site-specific mapping and also the existing well for proposed Lot 30-2 down by the corner of the wetlands, the well radius extends over Lot 30 so a waiver will be requested for the well radius to overhang on the other lot.

Hickey explained existing lot 30-1 does have frontage on North River Road and Dimond Hill Road. Chairman Foley asked if the lot that now exists include the larger 12-acre parcel. Hickey explained right now it’s a 16-acre piece and a two-acre piece at the end of it there will be three lots.

As there were no further questions or comments the discussion ended.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Vandy Leigh  
**Location:** 218 Main Street Tax Map 022 – Lot 055

Chairman Foley read notice of a Site Plan by Vandy Leigh. Abutters present: Estate of Warren Trefetheren.

The Chairman appointed Trombley to sit in for McGeough.

Reinhold moved Selectman Yergeau seconded the motion to accept the plan. The motion carried unanimously.

Bruce Scamman came before the Board with the proposal for property located at 218 Main Street which abuts three of the Town roads. Scamman explained the applicant is proposing to have three individual art studios, one apartment, one teaching space/meeting area. He stated they received a variance to have this mixed use and received a Special Exception by the Zoning Board for the signs. He stated there will be directional signage at the corner of Main Street and Academy and Prospect, additionally there will be a sign at the driveway to show to turn in there.

Scamman explained the major impact will be where they are putting in 20 x 24 space parking lot that comes in off of Prescott for traffic to enter there, trying to keep it further away from the building and keeping a vegetative buffer along Prospect to help buffer. There will be overflow parking that will either be on grass or gravel not anticipating to use those at this time, but in the future if the gathering space does well they will be used. He explained the applicant originally wanted 40 spaces, but suggested will have a smaller paved parking area. Scamman explained the parking lot is designed so that all water will go toward Prospect Street into the swale.

Scamman explained he met with Reinhold to talk about the roads and to connect the drainage into the catch basin on the corner of Prospect and Main Street. In preparation for the parking lot along Main Street there's a vegetative buffer, some were already existing. Some of the large rhododendrons will have to be removed to do the roof work. Right along the west corner in the handicap, along Academy there will be a rhododendron to help buffer the neighbor on that side.

Scamman showed the boundary plan and explained they are working with the Town to facilitate future sidewalks connecting Prospect, Main and Academy, and have worked out an agreement with the Town and have temporary construction easements.

Scamman explained on the existing driveway shows two entrances off Academy, proposing the one along Main street will go away when the sidewalks are constructed. The existing trees that are starting to die will be removed during sidewalk construction in front of the existing two driveways and one along the walkway and one at the round torrent. Proposing two light fixtures on timers that will turn off automatically. All lighting is LED fixtures, dark sky compliant. Additionally, another along the sidewalk that turns off automatically.

Scamman stated they are asking for three waivers for wetlands delineation, there's no wetlands it's all uplands, light fixtures on specific plans they did not get a full electrical engineer to stamp the plans and third trying to minimize the amount of pavement requirements show 24-foot island spaces, requesting 20-foot.

Selectman Yergeau moved Reinhold seconded the motion to approve the wetland waiver. The motion carried unanimously.

Trombley asked if there will be people visiting the facility. Scamman explained there are classrooms with parents dropping children off.

Selectman Yergeau asked if the retention pond designed for future parking. Scamman stated they did not size it for paved parking, it would have to be pervious parking. Selectman Yergeau suggested there be a culvert put in under the driveway coming in. Scamman agreed that's a good idea and will add that to the plan.

Reinhold moved Selectman Yergeau seconded the motion to approve the parking waiver for 20 feet. The motion carried unanimously.

Scamman explained the specs for the lights have been included and requesting a waiver for lighting from showing the foot candles on the whole site.

Chairman Foley questioned the lights will be on, on demand and off all other times. Scamman stated that is correct as they are not a late-night operation. He stated there is an apartment in the building and will have a light on for that.

Chairman Foley asked what type of lighting is in front on Academy. Scamman explained it's the existing lights that are there, they aren't proposing lights on Academy Street. Scamman explained there's one existing at the apartment driveway and one on the porch. He explained on Main Street there will be two light fixtures both by the porch, one faces the parking lot the other faces Main Street. He stated walking up the driveway will be lit, parallel to Main Street.

Abutter Jim Ellis asked if there are motion lights, can the applicant do boxed lighting that will shine down. Scamman showed all downward lighting. Scamman stated they will work with the abutters.

Selectman Yergeau suggested during winter hours when it gets dark earlier people may not be comfortable going from the parking to the house, there should be some ground lighting along the pathway. Scamman agreed and showed the light pole at the corner to make it a double headed fixture.

Trombley explained he would like to know what type of bushes will be there to buffer any lighting that will affect the abutters. Vandy Leigh spoke about the motion detector lighting stating they can be timed for how long they will stay on. She also stated there will be bushes in the area and doesn't feel the lighting will be offensive. She stated people that come will be there for a class and not coming and going.

Howard suggested timed lights that will go off half hour after the last class, and the ones that are motion will be for the tenant.

Selectman Yergeau suggested if there's no complaints from the abutters, it's left as the plan shows. Scamman agreed if motions become a problem with the abutters they will set a timer.

Selectman Yergeau moved Reinhold seconded the motion to approve the waiver without the photometric plan.

Trombley spoke about the lighting at the handicap area. Scamman stated they will add a light on the corner of the garage.

Selectman Yergeau asked if there will be a handicap ramp. Scamman stated they will be building a ramp between and the barn that will be added the plan, also the sidewalk that is going to be added by the Town will be handicap accessible.

The Board asked about hours of operation. Scammon stated the applicant is requesting Monday through Thursday 6:30 9:30, Friday & Saturday 6:30am – 10:30pm.

Vandy Leigh informed the Board the colors that have been chosen are Lilac on the house with a red roof.

Howard requested an as-built be done on the sidewalks. She also informed the Board the Town will get \$1500 for offsite improvements to be put in escrow.

The Board discussed what's active and substantial. They agreed the applicant will gravel in the driveway and drainage within a year from this date, active and substantial.

Reinhold moved Yergeau seconded the motion to approve the plan with conditionally adding the culvert under the driveway and add to the plan, add double headed lighted fixture, add the lamp to the plan, respond to the LRAC letter, \$1500 escrow, light at the barn, work with neighbors on lighting if a problem, and if an issue add light on the walkway. The motion carried unanimously.

**DISCUSSION:** Amendments to the Driveway Regulations

The Board reviewed two changes in the language regarding driveways on site plans.

Reinhold moved Selectman Yergeau seconded the motion to approve the change of language. The motion carried unanimously.

**MINUTES OF 7/12/18 FOR APPROVAL** – Reinhold moved Selectman Yergeau seconded the motion to approve the minutes. The motion carried.

**INVOICE FROM TIGHE & BOND RE: NOTTINGHAM SQ. RD. SUBDIVISION \$440** – Reinhold moved Selectman Yergeau seconded the motion to approve payment of \$440. The motion carried unanimously.

**ADJOURNMENT:** Reinhold moved Trombley seconded the motion to adjourn the meeting at 7:45pm. The motion carried.

**NOTE: THE NEXT MEETING DATE IS SEPTEMBER 13, 2018 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary