

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY November 8, 2018

PRESENT – Joe Foley, Heather Clark, Susan McGeough; Dave Reinhold; 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: John Grammas

John Grammas came before the board to request an amendment to his previous approval in May 2018 for a 30-foot right-of-way. He explained he received a letter from the Division of Parks and Recreation that he would have to come back before the Board to request a change in the right-of-way to 20 feet. Grammas explained the 20 feet will be easier to maintain.

Howard stated the input received from the State is they have no problem with a 20-foot right-of-way.

McGeough questioned why all of a sudden this transpired. Howard explained Grammas is no longer purchasing AmeriGas, and state a letter will be written whereas he does purchase AmeriGas in the future he will be back before the board.

Chairman Foley noted this doesn't impact the Town and if there are any issues, Grammas can deal with the state.

The Board agreed on the 20-foot right-of-way, however if Grammas is to purchase the site occupied by Columbia Propane, the Board request that the right-of-way to be increased to a 30-foot right-of-way.

McGeough moved Reinhold seconded the motion that Howard write a letter to the State on the Board's decision to having no problem with a 20-foot right-of-way. The motion carried 3 - 1, with Clark voting against the request.

PUBLIC HEARING: One-Lot Subdivision
Owner/developer: Don Madore, Madore Construction
Location: 15 Oak Hill Lane Tax Map 009 – Lot 018

Chairman Foley read notice of a One-lot Subdivision. There were no abutters present.

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

Joe Coronati came before the Board with the proposal for the piece of property on the corner of Oak Hill Lane and Red Oak Lane with frontage on Grassy Lane. He stated there is a historic farm and the applicant is requesting to subdivide one- two-acre lot. He noted the lot meets frontage and lot area, and state subdivision permit has been submitted. Coronati explained the only trees on site are along the stone wall.

Chairman Foley required any trees that are problematic when the development starts will be taken down as part of the building permit.

Coronati stated there is a waiver request not to have to survey the whole lot.

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

Clark moved McGeough seconded the motion to approve the one-lot subdivision upon receiving State subdivision approval and any problematic trees will be taken down.

PUBLIC HEARING: Amended Site Plan
Owner/developer: Patterson Real Estate Dev. LLC
Location: 30 Shirking Road Tax Map 035 – Lot 026

Chairman Foley read notice of an Amended Site Plan. There were no abutters present.

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

Joe Coronati came the Board with an amended site plan for New England paving that was before the board for a site plan and subdivision were previously approved. He explained there is the first lot along Shirking Road where New England paving has their headquarters and a 50x80 building out by the road. He explained what they would like to build a galvanized structure to house equipment. He stated when driving by the gable end of the structure will be seen. He explained it's as far off the road and still be in the limits on what was approved for their pavement, would be no change to the pervious on site.

Clark stated there isn't much on the Shirking Road side for visual blocking, and although there may be some trees it is pretty open. Coronati advised the short side will be seen.

Howard explained if approved there will be conditions to clean up the site and remove any RV's from the property.

Chairman Foley explained he was not in favor of the structure that it looks inappropriate and feels it will decrease property values that surround this sit. The Chairman noted he will require there be vegetation in the front of it to hide it.

Trombley stated this is not much different than the surrounding property and feels it's an industrial zone and would be hard to not approve and as long as it's constructed to code, he doesn't have a problem.

McGeough stated she agrees to a point, she added she feels this building lowers the bar compared to the surrounding buildings.

Trombley had questions if the structure will be built to code. Howard explained a building permit will be pulled and the structure has to come with a spec sheet, and the building inspector will do inspections.

Coronati suggested having trees as the buffer rather than a fence.

Chairman Foley stated engineering shall be done, front buffer, six-foot privacy fence, not chain link, and plantings in front of the structure.

Reinhold moved Clark seconded the motion to approve a six-foot fence with some plantings in front. The motion carried unanimously.

McGeough moved Clark seconded the motion to approve the amended site plan, with the condition there be no building permit until site is cleaned up. The motion carried unanimously.

PUBLIC HEARING: Continued Site Plan
Owner/developer: EHNR Realty Development Trust of 2001
Location: Fogg Road Tax Map 022 – Lot 082-001

Clark moved Reinhold seconded the motion to continue the hearing to December 13, 2018. The motion carried unanimously.

MINUTES OF 10/11/18 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried.

MINUTES OF 10/25/18 (ZONING WORKSHOP) FOR APPROVAL – McGeough moved Reinhold seconded the motion to approve the minutes. The motion carried. Clark abstained.

NOTICES OF DECISION FOR APPROVAL – re: Diane Johnson SD & LLA, SP Kingston Karts, SP Ladd’s Lane – The Notices of Decision were duly signed by Chairman Foley.

INVOICE FROM TIGHE & BOND FOR PAYMENT – re: Ladd’s Lane Apartments – Clark moved Reinhold seconded the motion to approve payment of \$1,070. The motion carried unanimously.

ADJOURNMENT: Reinhold moved Clark seconded the motion to adjourn the meeting at 7:15pm. The motion carried.

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

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary