

## PLANNING BOARD MEETING MINUTES

THURSDAY July 10, 2014

**PRESENT** – Joe Foley, Bruce Chapman, Brian Reed; Paul Spidle; Planner Brittany Howard; Secretary Phyllis McDonough.

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

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

**DISCUSSION:** Jenn Rowden from RPC – Stormwater Ordinance

Jenn Rowden from RPC came before the Board to explain there is a grant opportunity that the RPC came about to do some water quality improvements to upgrade their stormwater ordinance for town's that may come under the Federal Storm Water MS 4, which Epping as of now has a waiver.

Chairman Foley stated he feels at this time it should be Restrict it to the Town's Site Plan Review

Rowden stated she would need a letter stating the Board is interested in working with her and she will draft a letter and work with Howard. The Board agreed to submit a letter stating of interest. Rowden explained stated the letter needs to be submitted by August 1 and will hear back by the end of August that the funds have been secured, and will begin working on this in January 2015.

**DISCUSSION:** Paul Liversidge – re: Merger/Lot Line Adjustment Moore St., Map 29 – Lot 186

Liversidge explained he is looking to purchase this land and stated there is confusion with some title issues and noted Attorney LaPointe is working on the issues and the merging and unmerging of the lot. The Board as a whole agreed Liversidge needs to go before the Board of Selectmen to discuss the unmerging of the lots.

**DISCUSSION:** Rob Graham – re: Goodrich Site

Wayne Morrill came before the Board with the update on the plan. He explained they are working with the developer to come up with a different layout and have combined all the buildings on the rear lot to have one 22,000 square foot building and the front the existing building to be demolished and a four-bay Quick Lube constructed and alongside of that a 24,000 square foot financial institute. Morrill explained there will be shared access and parking across both lots, both lots to be designed with municipal water & sewer. He showed 166 parking spaces on the plan where 149 are required with the two sites. Morrill explained they will be using existing driveway and then extend the driveway that will be sufficient for the fire department.

Chairman Foley asked what happened with the connection in the back. Rob Graham explained there is a difference of opinion at this point with W/S Weiner.

Spidle asked if there is a plan to have an access lane. Morrill explained DOT will be expanding that section of roadway. He stated as part of this project there will be no widening of 125, but a donation to the pedestrian push button at the cross at the railroad tracks.

**PUBLIC HEARING:** Amended Site Plan  
**Owner/developer:** Seedlings Capital, LLC  
**Location:** 160 Main Street - Map 029 – Lot 123

Chairman Foley read notice of an Amended Site Plan hearing by Seedlings Capital, LLC at 160 Main Street. Abutters present: Greg Dodge

Chapman moved, Reed seconded the motion to accept the plans. The motion carried unanimously.

Joe Coronati came before the Board with the proposal to add 15 parking spaces at the Seedlings Daycare on the top of the hill and will go off the existing pavement. Coronati explained the parking will be for most of the staff which will leave the parking around the front doors for drop offs and pick-ups. He explained the plan is to put up a retaining wall at the highest point at 10 feet and because the site is in the shoreland they have to comply with the state's regulation for the stormwater. He stated with that they will use Eco pavers that stay about ½ inch apart and filled with granite. Coronati explained they will have to underdrain the retaining wall, and advised the Shoreland protection permit has been applied for.

Abutter Greg Dodge inquired about the Towns deeded right of way to the Boy Scout camp. Coronati stated there is no impact.

Spidle moved, Reed seconded the motion to approve the plan conditionally upon the shoreland protection permit, research the deeded easement, and any comments from Tighe & Bond. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** John Horne, Sr.  
**Location:** 394 Pleasant Street - Map 026 – Lot 009

Chairman Foley read notice of a Site Plan hearing by John Horne, Sr. at 394 Pleasant Street. There were no abutters present.

Spidle moved, Reed seconded the motion to accept the plan. The motion carried unanimously.

Fred Horne came before the Board with the proposal for an addition 36 feet out from the existing building to be used for an office and bathroom and a stock room area to park cars.

Spidle moved, Reed seconded the motion to approve the plan. The motion carried unanimously.

**PUBLIC HEARING:** Subdivision  
**Owner/developer:** Paul & Darlene Denoncour  
**Location:** 20 Friend Street - Map 027 – Lot 151

Chairman Foley read notice of a Subdivision by Paul & Darlene Denoncour at 20 Friend Street. Abutters present: Quintal's & Jim Rogier Society of Friends.

Raymond Bisson came before the Board with the proposal on a 1.88 acre lot with an existing dwelling and garage on the property. He explained there is 201feet along Mill Pond Road and 308 feet along French Street. He explained the existing house lot has 201.6 feet of frontage along French Street with 4.9 Acres and the existing garage will retain the entire frontage on Mill Pond Road and will also be 4.9 Acres.

Bisson noted there is a dug well on the property and test pits were done. He explained the only issue with the state is to show the alternate well on the site.

Howard asked if the applicant is proposing a driveway on French Street or have a new driveway on Mill Pond Road. Bisson advised it will stay on French Street. Howard advised if the applicant is going to expand they will need a driveway permit from the Town.

Spidle moved, Reed seconded the motion to approve the plan conditionally upon State Subdivision approval, and for assessing and recording if Lot B could be numbered Lot 151, and Lot A Lot 151-1. The motion carried unanimously.

**MINUTES OF 6/12 /14 FOR APPROVAL** – Reed moved, Spidle seconded the motion to approve the minutes. The motion carried unanimously.

**PLANS, MYLAR & NOTICE OF DECISION FOR SIGNATURE – RE: HARVEY TWO LOT SUBDIVISION** – The Plans & Mylar were duly signed.

**ADJOURNMENT:** Reed moved, Chapman seconded the motion to adjourn the meeting at 7:20 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

**NOTE: THE NEXT MEETING DATE IS AUGUST 14, 2014 at 6:00**