

## **EPPING PLANNING BOARD MEETING MINUTES**

**SEPTEMBER 11, 2014**

**PRESENT** – Joe Foley, Paul Spidle; Alternate Dave Reinhold; Planner Brittany Howard.

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

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

**DISCUSSION:** Joe Coronati – re: Granary Site 57 Main Street

Joe Coronati from Jones & Beach came before the Board to explain the proposal for an Aroma Joe's Coffee shop at the Granary site. He explained there are no seats inside, no cooking on site, and no speakers.

Coronati explained this lot is two pieces and will be looking at doing a lot line adjustment on the property. He stated there will be employee parking only. He explained there will be a sign on 125.

Spidle asked about snow storage. Coronati explained snow storage will be around the drive thru.

Howard advised to have screening where the dumpsters will be.

Chairman Foley asked about the radius along Railroad Ave. Coronati showed the pavement opening, where the two drive thru converge, is almost 35 to 40 feet. Coronati stated he will look at that area the drive thru.

**PUBLIC HEARING:** Site Plan Development  
**Owner/developer:** Waterstone Retail Development  
**Location:** Calef Highway as shown on Tax Map 036 – Lot 028

Chairman Foley read notice of a hearing for a Site Plan Waterstone Retail Development.

Doug Richardson came before the Board with the proposal. He explained they are finishing off the last phase with a NH State Liquor Store and an ihop Restaurant.

Wayne Morrill came before the Board to explain the layout of the entire Brickyard which will be completed as Richardson explained. He stated both building's doors will be facing the main parking lot with a wall in between the two units. He explained the recycling will be behind the building and not seen from the front. He noted there will be pavement lines around the back loading areas.

He explained the loading area for the liquor store will be a loading dock. There is also a dumpster and recycling area. Gas tanks will be installed in behind the building and also a revision at 900 Degrees will be relocated to allow 900 Degrees to have an outdoor seating area.

Morrill explained the landscaping lights will be consistent with the rest of the site, along with the architecturals.

Richardson showed the architecturals for both the buildings.

Howard asked about hours of operation. Richardson explained he does not see it opened past 9:00 pm., not asking for 24 hour operation, although when the movie theater is open late they would like the same.

Howard reminded Richardson a sign package is still needed. Also, Water & Sewer still needs to review the plan.

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

Spidle moved, Reinhold seconded the motion to approve the plan with reminders to show the hours of operation to the Police Department, change color of brick to red, sign package, and plan reviewed by Water & Sewer. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan & Subdivision  
**Owner/developer:** W.S. Goodrich, Inc.  
**Location:** 99A Calef Highway as shown on Tax Map 029 – Lot 281

Chairman Foley read notice of a hearing for a Site Plan & Subdivision by W.S. Goodrich, Inc. Abutters present: Brown's & Eppicenter, LLC.

Rob Graham came before the Board with the proposal on the plan for approval on the subdivision. He showed the existing buildings on the site that holds a variance 2.18 Acre parcel in the rear and a 1.32 acre parcel in the front. He explained there is a proposed bank with a drive-thru and a quick lube center.

Chairman Foley asked about the access in back. Graham explained the access between the two sites is for truck use and emergency use but has not been resolved as of yet.

Spidle asked about signs. Graham showed on the plan there will be a pylon sign on the corner of the site.

Chairman Foley stated he would like to have something in place so that in the future to have a connecting access. Graham explained they will look at having a floating easement.

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

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

Spidle moved, Reinhold seconded the motion to continue the Site Plan to the October 9 meeting. The motion carried unanimously.

**MINUTES OF 8/14/14 FOR APPROVAL** – The minutes will be reviewed at the October 9<sup>th</sup> meeting.

**INVOICE FROM TIGHE & BOND – RE: RED OAK HILL ROAD - \$640.00** – Spidle moved, Reinhold seconded the motion to approve payment of \$640 to Tighe & Bond. The motion carried unanimously.

**2015 BUDGET AMENDMENTS/APPROVAL** – The Board reviewed the 2015 budget. The final approval will be on October 9.

**PUBLIC HEARING:** Site Plan & Subdivision Regulations

The Board discussed amendments to the Site Plan & Subdivision Regulations. All amendments were approved.

**ADJOURNMENT:** Reinhold moved, Spidle seconded the motion to adjourn the meeting at 8:30 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough

**NOTE: THE NEXT MEETING DATE IS OCTOBER 9, 2014 at 6:00**