

EPPING PLANNING BOARD MEETING MINUTES

OCTOBER 9, 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

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

Chairman Foley announced this hearing has been continued to November

Reed moved, Spidle seconded the motion to continue the hearing to November 13. The motion carried unanimously.

PUBLIC HEARING: Lot Line Adjustment
Owner/developer: Paul Liversidge
Location: Moore Street as shown on Tax Map 029 – Lot 186

Reed moved, Chapman seconded the motion to continue the hearing to November 13. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Keith Ennis
Location: 6 Indian River Road as shown on Tax Map 038 – Lot 017

Chairman Foley read notice of a Site Plan application by Keith Ennis. There were no abutters present.

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

Joe Coronati representing Keith Ennis came before the Board to explain the proposal. He stated the site is on Indian River Road, and noted that back in 2006 the site was approved to build an office building to be used as a repo business. Coronati explained Ennis has two businesses that he is proposing to bring to the site; Slicker Motor Sports to build race cars frame to finish and trailers to haul the race cars. Coronati stated the front building to be used as an office. Coronati explained the site plan is for a steel building to be built out back, partially located on the pavement area in the back of the site. Coronati showed on the plan the existing site has a driveway off Indian Road, a fenced in area and a house. He explained beyond the paved area is the septic approximately 9 acres. Coronati showed adding parking spaces in front, and will have some retail parts sales. There are two, 10 foot gates on either side of the building and are looking at widening one of the gates, and will add a Knox box.

Coronati explained the building has five doors on it, three across the front and the side door will have a ramp, on the rear door a full four-foot loading dock for deliveries. He explained some of the fences will

get moved around, and showed the dumpster location out front. Coronati explained there will be two area storage areas and as business picks up he will sell trailers off the property. Coronati reiterated the proposal is for a race car and trailer fabrication, retail sales in the front building and repairs inside the building out back.

Coronati stated they are requesting a waiver from storm water study.

Chairman Foley questioned if there will be any junk cars on site. Ennis stated there will not, that cars will be built from scratch.

Spidle asked about access for fire vehicles. Chapman stated fire vehicles will be fine.

Chapman asked about any chemicals on site. Ennis advised there will be no chemicals, and no painting inside will be done.

Howard asked about hours of operation. Ennis stated 7:00 am to 8:00 pm, early afternoon on Saturdays and Sundays till about 7:00 am to noon, and no work done outside. Ennis explained they will be doing some auto repair, and will be going for state inspection.

Chairman Foley informed the applicant if the road needs to be widened for the business it will be their responsibility.

Howard added the applicant is also responsible for the building permit, impact fees and submitting a sign application.

Coronati explained the existing impervious on the site is 4.4 percent over the 9.2 acres of land and with the additional pavement it goes up to 9 acres, which makes it a five percent increase. Coronati stated the total lot being approximately 6,000 square feet additional.

Spidle moved, Reed seconded the motion to grant the waiver from the storm water study. The motion carried unanimously.

Chairman Foley asked about lighting. Coronati explained the lights will be from the building, and the front three bays will each have a light and one on the back. Ennis stated the building will also have video security.

Chapman asked if there will be any tires on site. Ennis stated no tires and no racing fuel, and will store waist oil indoors. Ennis also stated there will be anti-freeze in a 55 gallon drum outside.

Spidle moved, Reed seconded the motion to approve the plan with conditions stated by Howard. The motion carried unanimously.

PUBLIC HEARING: Lot Line Adjustment & Site Plan
Owner/developer: Wardmer, Inc.
Location: 57 Main St. & Calif Highway shown on Tax Map 029 – Lot 208 & 29

Chairman Foley read notice of a Lot Line Adjustment & Site Plan application by Wardmer, Inc. Abutters present Mike Fecteau.

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

Joe Coronati representing the site of the Granary Business Lots 208 & 209 came before the Board with the proposal for an Aroma Joe's Coffee Shop. He explained this is the strip of land that runs parallel to 125, bordered by Main St., Railroad Ave., and 125. He explained the site slopes downward to 125. Proposal is for a Site Plan and Lot Line Adjustment.

The board addressed the Site Plan. Coronati explained Aroma Joe's Coffee shop, drive up only coffee vendor. He explained the 790 square foot building has multiple windows for ordering and a walk up window. Coronati showed the building is situated out toward 125 with the main access off Railroad Ave., and spaces for 11 vehicles. He noted there will be no order speaker window or menu board which will eliminate noise.

Coronati explained the parking area is mostly for employees with a nine added parking spaces, adding a dumpster, pavement around the building is 18 ft., Cape Cod curbing, and a detention pond to take the additional flow from all the pervious area added. He explained there will be a doorway for employees that will be located on the Main Street side and Route 125. Coronati noted they met with Water & Sewer.

Next Coronati addressed the Lot Line Adjustment for the existing lots and in the end there will be two lots. The Granary lot will become smaller and the tail of property will be deeded to Mr. Fecteau. He stated all lots are conforming and will be going for a Variance for the front setback.

Coronati requested a waiver from the 30 foot greenspace setback between the residential land and the development, and stated this lot abuts two existing homes.

There will be a free standing sign along Route 125. The lighting is shown at the back corner of the lot and near the front entrance. The building will have down cast lighting along with the sign that will be lit. Hours of operation will be 6:00 am to 9:00 pm., seven days a week.

Spidle asked if the access will be from the existing lot. Coronati stated it will be.

Chairman Foley asked about food. Aaron Wiswell stated they serve donuts coffee, ready mix oatmeal, sandwiches cooked in the microwave.

There was a discussion about shifting the sewer line down along Railroad Ave., so the new sidewalk and pavement won't have to be dug up. Coronati will look at this issue.

Howard addressed conditions: **Striping on Railroad Ave (off-site improvement), colored architecturals, directional signs, sign package, handicap parking spaces, address letter from Brad Mezquita, granite curbing not cape cod, parking & access easement notes on the plan, a sewer easement if sewer line is going to remain in its current location, Jones and Beach is going to look at an alternative location along Railroad Ave. and will reach a sewer agreement with the Town, Main Street and sidewalk work shall not just be patched but cut back 10 feet on either side of cut and blended appropriately, variance, garbage pick-up after 7:00 am.**

Spidle moved, Reed seconded the motion to grant the waiver for buffer. The motion carried unanimously.

Graham explained there will be a joint pylon sign for the Granary business and Aroma Joes.

Spidle moved, Chapman seconded the motion to approve the Lot Line Adjustment. The motion carried unanimously.

Spidle moved, Reed seconded the motion to approve Site Plan with the conditions. The motion carried unanimously.

MINUTES OF 8/14/14 FOR APPROVAL – Reed moved, Chapman seconded the motion to approve the minutes. The motion carried.

MINUTES OF 9/11/14 FOR APPROVAL – The minutes of 9/11/14 will be addressed on 11/13/14.

INVOICE FROM TIGHE & BOND – RE: SEEDLINGS PARKING ADDITION- \$642.30 – Chapman moved, Reed seconded the motion to pay the invoice for \$642.30. The motion carried unanimously.

2015 BUDGET FOR APPROVAL – The Board as a whole approved the Planning Board budget for 2015.

CORRESPONDENCE FROM MJS ENGINEERING – RE: NEW ENGLAND DRAGWAY SIX MONTH EXTENSION – Chapman moved, Reed seconded the motion to approve the six month extension to New England Dragway. The motion carried.

RPC DUES FOR 2015 -- \$6,352 – Reed moved, Chapman seconded the motion to approve the payment to RPC for \$6,352. The motion carried.

NOTICES OF DECISION – The Notices of Decision were duly signed.

ADJOURNMENT: Spidle moved, Chapman seconded the motion to adjourn the meeting at 7:30 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough

NOTE: THE NEXT MEETING DATE IS NOVEMBER 13, 2014 at 6:00