

EPPING, NH PLANNING BOARD MEETING MINUTES

NOVEMBER 13, 2014

PRESENT – Joe Foley, Paul Spidle; Selectmen’s Representative Tom Dwyer; 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: Lot Line Adjustment
Owner/developer: Paul Liversidge
Location: Moore Street as shown on Tax Map 029 – Lot 186

Chairman Foley read notice of a Lot Line Adjustment. Abutters present: Tom Dwyer & Richard Smith.

Selectman Dwyer explained he is an abutter, although if he recused himself from the hearing there would not be a quorum. Liversidge stated he has no objection to Dwyer sitting for his hearing.

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

Paul Liversidge came before the Board to explain his proposal. He informed the Board the plan has been seen by the Board of Selectmen who agreed for the lots to be unmerged. He explained he is asking for approval to do a Lot Line Adjustment that would bring this from five lots to three conforming lots, and will make all lots meet zoning.

Spidle asked if the buildings are staying on the parcel on Moore St. Liversidge stated they were.

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

PUBLIC HEARING: Site Plan
Owner/developer: W.S. Goodrich, Inc.
Location: 99A Calef Highway as shown on Tax Map 029 – Lot 281 & 281-2

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

Wayne Morrill from Jones & Beach came before the Board to explain the proposal. He stated this property is at the Goodrich site, the Cumberland Farms is to the north. He explained to combine the two lots is 3.5 acres. The front lot is 1.32 acres and the back is 2.16. He explained there are 149 parking spaces required showing and the proposed plan shows 158 total. Morrill explained the proposal is for a 2,480 square foot bank on the front corner and a 4-bay quick lube 2,370 square feet on the south westerly corner and a strip retail building one 9,000 square foot building at the north end of it, that building is 85 feet wide.

Morrill explained the circulation could run WV 67 trucks around the north side and with this a fire truck could get around it also.

Morrill explained with the development of Cumberland's water and sewer was brought up to the site, and stated that driveway is under an easement. He explained the water and sewer will be extended to the back building and services brought to the front two buildings.

Morrill explained in the front is an overhead power line that will be removed and will have underground utilities will come from the rear of the TD Bank to service all the buildings. He explained the drainage will to underground detention.

Morrill showed the dumpster locations on both ends of the property, and advised they have received comments from Tighe & Bond that will be addressed.

Howard asked about the access to the house lot. Morrill explained the owners of that property need to permit the trip out of their own curb cut, and can't rely on the Goodrich site.

Rob Graham explained a cross connection easement will be left in the back. He explained the outstanding issue is everyone's trip analysis is for each site. Graham explained they will work with the owners of the house abutting this property, and advised that an access cannot be given which is a civil issue.

The Board expressed issues with the amount of parking and traffic flow. Morrill explained they have to give the front lot access. He also explained that all offsite improvements were already done with the site.

Spidle asked about the propane tanks. Morrill noted they will talk with the fire department on the buried tanks.

Selectman Dwyer asked if walking paths have been discussed. Howard noted there's a walking path between building one and building two. Selectman Dwyer requested that a walking path be looked at from Cumberland Farms to the corner where the employee parking is.

A lengthy discussion continued on parking, traffic flow and walking paths.

Howard read the conditions for approval: **Access easements to lot 029/282 (Brown property) & 029-283-1 (Lowe's), recorded prior to CO being issued. Pedestrian traffic flow, parking, utility and access easements, meet with Water & Sewer for approval of connection plan, architectural, Article 22 compliance, sign package, State permits and review pedestrian access & parking lot design.**

Spidle moved, Selectman Dwyer seconded the motion to approve the plan with the conditions stated. The motion carried unanimously.

MINUTES OF 10/9/14 FOR APPROVAL – The minutes will be reviewed at the December 11 meeting.

MINUTES OF 9/11/14 FOR APPROVAL – The minutes will be reviewed at the December 11 meeting.

NOTICES OF DECISION -- LLA & SP WARDMER, INC., SP 6 INDIAN RIVER RD. – The Notices of Decision were duly signed.

INVOICE FROM ACCU-CUT LOGGING, LLC – RE: ROAD SIDE TREE REMOVAL FOR PAYMENT \$1,500 – The consensus of the Board is to pay the bill for \$1,500.

INVOICE FROM TIGHE & BOND – RE: AROMA JOES \$770.00 & \$497.50 - BUCKINGHAM FARMS \$262.50 – Spidle moved, Selectman Dwyer seconded the motion to approve payment of the bills.

PROPOSED ZONING CHANGES: The Board discussed zoning amendments for adding wells behind Walmart to the well head protection zone, lot coverage and dealership protection.

ADJOURNMENT: The meeting adjourned at 8:00 PM.

Respectively Submitted,

Phyllis McDonough

NOTE: THE NEXT MEETING DATE IS DECEMBER 11, 2014 at 6:00