

## **EPPING, NH PLANNING BOARD MEETING MINUTES**

**JANUARY 8, 2015**

**PRESENT** – Joe Foley, Bruce Chapman; Selectmen’s Representative Tom Dwyer; Planner Brittany Howard.

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

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

**DISCUSSION:** Russell Stratton – Impact Fee complaint

Russell Stratton from Raymond came before the Board to discuss the Town’s Impact Fees. He explained he pulled a building permit to construct a house in Epping and when he went to get the occupancy permit he was told about the impact fee. He stated he feels it’s unfair to have to pay this fee when it’s elderly folks that will be moving in who will not have children going to schools. He also informed the Board he was unaware of this fee as it’s not listed on the building permit. He stated he knows nothing can happen but just wanted to state his concerns.

Dwyer question Stratton if Raymond has impact fees. Stratton stated they have some. Selectman Dwyer stated the entire seacoast has impact fees. Stratton explained he hasn’t built in years and never knew about impact fees. Selectman Dwyer asked if it is on the permit. Howard explained it’s on the receipt that the applicants receive when pulling the permit.

Howard noted the information on paying an impact fee can put on the building permit.

**DISCUSSION:** Chris Albert – Towle Road -- /a/k/a High Road

Chris Albert came before the Board with Bill Costas to explain the proposal. He explained they have an 800 foot section which is a Class VI road. Bill has worked with attorneys as far as getting the language for a warrant to obtain 25 signatures to have the road brought back to a Class V road.

Albert explained he has walked the road and would like to upgrade the 800 foot section with a 50 foot right-of-way and get it up to standards. He explained though to pave 4,000 feet of dirt road it gets very costly. He explained the town of Lee has no with it remaining gravel. Albert explained Costas is looking at approximately five lots, the lots being in Lee and Epping.

Chairman Foley asked if there are roads on this site that could wash out, and if there are Epping would want to have those maintenance issues have to be fixed

Selectman Dwyer stated a year and a half from now the town would look at the whole road to be brought to town specs. Selectman Dwyer noted if it’s five lots and brought up from five lots to six, eventually 4,000 feet need to be paved to provide ambulance service, etc.

**PUBLIC HEARING:**            ZONING AMENDMENTS

1. First Amendment - Selectman Dwyer moved, Chapman seconded the motion to approve Article 3 as amended. The motion carried unanimously.
2. Second Amendment -- Selectman Dwyer moved, Chapman seconded the motion to approve Article 6 as proposed. The motion carried unanimously.
3. Third Amendment -- Selectman Dwyer moved, Chapman seconded the motion to approve Article 7 as proposed. The motion carried unanimously.
4. Fourth Amendment -- Chapman moved, Selectman Dwyer seconded the motion to amend the article to add the "L" on line 18.1 to the word limitations. The motion carried unanimously. Selectman Dwyer moved, Chapman seconded the motion to amend to remove Article 18.3, Section A. The motion carried unanimously. Selectman Dwyer moved, Chapman seconded the motion to approve Article 24 to the Town, as amended. The motion carried unanimously. The 300 foot restriction, 500 feet west of Route 125. The motion carried unanimously. Selectman Dwyer moved, Chapman seconded the motion to approve Article 25 as amended to allow the use in the Industrial Commercial zone, require Planning Board review, comply with state statutes regarding security, employees, location and comply with RSA 126.
5. Selectman Dwyer moved, Chapman seconded the motion to approve Article 5 to create Article 25 as proposed. The motion carried unanimously.

Selectman Dwyer moved, Chapman seconded the motion to remove the 500 foot restriction of a residential structure in Article 25. The motion carried unanimously.

Selectman Dwyer moved, Chapman Seconded the motion to approve Article 25 as amended. The motion carried unanimously.

Selectman McGeough questioned if Article 25 will be effective now. Howard explained it becomes effective now, and if it does not get approved in March it will not be part of the zoning ordinance.

Selectman Dwyer explained, whether or not this article passes does not mean it can't come to Town. Howard explained if it passes it only restricts where it can go.

**MINUTES OF DECEMBER 11, 2014 FOR APPROVAL** -- Chapman moved, Selectman Dwyer seconded the motion to approve the minutes. The motion carried unanimously.

**NOTICES OF DECISION FOR SIGNATURE** -- Lot Line Adjustment Wilich; Subdivision W.S. Goodrich, Inc.; Subdivision Joseph & Robert Burley Family Trust; Lot Line Adjustment & Merger Albert Dodge; Site Plan Goodrich property for bank and Quick Lube.

The Notices of Decision were duly signed.

**PLANS & MYLAR FOR SIGNATURE – RE: BURLEY SUBDIVISION** – The Plans & Mylar were duly signed.

**ADJOURNMENT:** The meeting adjourned at 7:00 PM.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

**NOTE: THE NEXT MEETING DATE IS FEBRUARY 12, 2015 at 6:00 p.m.**