

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

**FEBRUARY 12, 2015**

**PRESENT** – Joe Foley, Bruce Chapman, Paul Spidle, Brian Reed; 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: John Horne  
Location: 394 Pleasant Street Tax Map 026 – Lot 009

Chairman Foley announced this hearing has been continued.

Spidle moved, Chapman seconded the motion to continue the hearing to March 12. The motion carried unanimously.

**PUBLIC HEARING:** Architectural  
Owner/developer: Valvoline & Dollar Tree  
Location: 99 Calef Highway Tax Map 029 – Lot 281

Chairman Foley read notice of an Architectural application for Valvoline & the Dollar Tree store. Abutter present: Raymond Brown.

Wayne Morrill of Jones & Beach came before the Board to explain the Architecturals for a Valvoline, four-bay, quick lube. He showed that the Quick Lube is a drive thru in the back. Morrill explained he received comments from Brittany and Tighe & Bond and have answered those comments. Morrill also explained there will be no raised islands to impede traffic flow.

Abutter Raymond Brown asked about entering through Goodrich property if he would he have a right-of-way.

Morrill explained there will be a floating easement at the location to be determined, and the easement plan will be submitted, and the hours of operation will be given will also be noted on the plan.

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

Howard requested that the cupola be proportionate to the building.

Morrill explained showed architectural for the Dollar Tree store to be a stucco face building with brick bottom, and the temporary side wall will be done in vinyl.

Spidle moved, Reed seconded the motion to approve the architectural conditionally upon the color of the brick and the detail on the sign and size, reviewed by Howard. The motion carried unanimously.

**PUBLIC HEARING:** Architectural & Sign Elevations  
Owner/developer: Aroma Joes  
Location: 57 Main Street & Calef Highway Tax Map 029 – Lots 208 & 209

Chairman Foley read notice of an Architectural plan & Sign Elevation application.

Wayne Morrill architectural showed pylon sign, directional sign. Clap board style, shingled roof, approximately 790 square feet.

Spidle moved, Reed seconded the motion to approve the signage conditionally that the sign meet the requirement and architectural. The motion carried unanimously.

**MINUTES OF 1/15/15 FOR APPROVAL** – Chapman moved, Chairman Foley seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICE FROM TIGHE & BOND – RE: BUCKINGHAM FARMS SD REVIEW**  
**\$542.50** – Spidle moved, Reed seconded the motion to approve payment of \$542.50. The motion carried unanimously.

**INVOICE FROM TIGHE & BOND – RE: GOODRICH SITE – 99 RTE. 125 REVIEW**  
**\$525.00** – Spidle moved, Reed seconded the motion to approve payment of \$525.00. The motion carried unanimously.

**CORRESPONDENCE FROM MJS ENGINEERING – RE: NEW ENGLAND**  
**DRAGWAY REQUEST FOR A 6 MONTH EXTENSION --**

Phase 2: Proposed Pit Parking Area

Phase 3: Proposed Spectator Parking Area

Spidle moved, Reed seconded the motion to approve the 6 month extension for Phase 2 and Phase 3. The motion carried unanimously.

**ADJOURNMENT:** The meeting adjourned at 6:50 PM.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

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

