

EPPING, NH PLANNING BOARD MEETING MINUTES

APRIL 9, 2015

PRESENT – Joe Foley, Paul Spidle, Brian Reed, Heather Clark; Selectmen’s Representative Mike Yergeau; 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 application
Owner/developer: Jack Murray/Lovely Love
Location: 75 Railroad Ave. Tax Map 029 – Lot 237

Chairman Foley announced this application has been withdrawn.

PUBLIC HEARING: Site Plan application
Owner/developer: Southeast Land Trust of New Hampshire
Location: 245 North River Road Tax Map 011 – Lot 014

Chairman Foley read notice for a Site Plan application for Southeast Land Trust of New Hampshire. Abutters present: Michael Carney, Bruce Allen McPhee and Gooch Realty Holdings, LLC

Brian Hart Executive Director of Southeast Land Trust came before the Board with the proposal. He introduced, Jeff Clifford of Altas Engineering.

Hart gave an overview of the site location, the John Prescott Chase Farm. He stated this location has 200 acres and at the site is a historic farm house that will be repurpose it as an office for the organization and potential other conservation organizations, continue the long traditions of the site by partnering with a farmer who would lease it and manage the farm itself, allow the public to enjoy it through a trail system, workshops and events. He explained the hopes is to demonstrate current technology with energy on site and will use local products and materials in the renovation. Hart explained the South East Land Trust will own the buildings and surrounding land, and the vast majority of it will be protected by another conservation easement held by the Society for the Protection of NH forests.

Hart showed the plan of the land around it, stating it will be restricted from any industrial development about 5.2 acres. The field will be farmed and continued to remain open. The woodland about 150 acres and wetland will be available for public access hunting, hiking, skiing, etc. He explained the goal is all energy will be done on site with solar trackers showing their locations. He showed the farm house and stated the goal is to renovate this farm house that is listed as a historical building, and any renovations will reflect that it is a historical building.

There are buildings that will be removed, the ice house and shed due to them being obsolete and not functional, also a 1970’s milk parlor that is not functional and will, along with the ice hose-shed outbuilding, be demolished.

Hart showed the architectural view and the elevations of the front of the house showing solar panels on the roof, an entrance way, and a walk out basement for a secondary access. He explained on the back side will be the addition and the existing L will be extended about 15 feet, a space that will be used for meetings and public presentations.

Hart gave an overview of the layout showing the first floor where most of the public will access, and for meetings and offices. Second floor will have offices and some small meeting spaces. The basement of the existing house will not be used; the basement of the new building is where all the mechanicals are.

Clifford explained there is minimal lighting, showed the proposed signage, and noted there are several waiver requests.

Spidle asked if they were going to apply for a tax exemption. Hart explained they would be eligible but have to submit that request to the Town although it is currently in current use and do intend to apply. Spidle questioned if there will be a sprinkler system. Hart explained there is no plan for a sprinkler system. Howard added they have met with the fire department and building inspector on this issue and not required.

Jeff Clifford from Altas Engineering showed the entrance to the site that goes to the building, and will widen the surface to a 22- foot surface for vehicles that will still look like a country road. He explained there will be a new culvert for rain water going across the driveway, showed 24 parking spots and a gravel-mix parking. Clifford explained there will be ADA access and where paving will be done into the new entry into the building with low level lighting, will also flatten the slope out for a grass gathering area, and will have access behind the building patio. Clifford showed another walkway to the front of the building entry that will be kept historical in appearance. He showed at the end of the parking lot, a space that will show no parking. Clifford explained the site is served by an existing septic system, and served by a well that was replaced in 2010. He explained there is information in the file regarding Article 22.

Spidle asked about the parking spaces will be marked. Clifford showed the two spaces that will be paved, and a non-parking spot will be marked for turning that will also be paved.

Clark inquired asked about the age of the septic is. Jane Burley stated it's less than five years old. Clifford explained it is for a three bedroom. Clark inquired what the plans are for the landscaping; Clifford referred the Board to the landscaping plan.

Spidle asked about lighting. Clifford explained it will be residential scale, low to the ground lighting and also a sign post with lighting.

Clark inquired what the rational for changing the siding on the addition. Hart explained if you do an addition to a historical building you want the addition to show the difference between the historical buildings and newer building.

Chairman Foley asked if the lights will remain on since this is partially a residential area. Hart explained they would like the lights to be triggered by motion sensors.

Bruce McPhee asked if the only changes will be made around the existing buildings. Hart explained there's a two acre lot off the new Turkey Hill Road that will not be restricted which will be the only restricted area.

Selectman Yergeau stated his only concern is the parking space that won't be delineated.

Howard asked if a color scheme has been decided. Hart stated they haven't made that decision. The Board agreed on hours of operation, 7:00 am to 10:00 pm seven days a week and if any problems with noise the applicant will be called back in.

Chairman Foley questioned if there was a huge event, where would they park. Hart explained the intent would be to have overflow parking in portions of the field.

Howard asked about dumpsters. Hart explained there will be very little trash accumulated other than paper and the intent was to have it inside the barn in trash cans.

Howard questioned the fire truck turn around be compacted gravel instead of grass. Jeff explained it will be a mixture of mostly gravel and some loam. Howard stated she would like Chapman to agree with this that it meets the fire department's needs.

Waivers:

Site Specific Soil Mapping – Spidle moved, Reed seconded the motion for the waiver on Site Specific Soil Mapping. The motion carried unanimously.

Driveway Curb Cut – Spidle moved, Reed seconded the motion for the waiver for the Driveway Curb Cut. The motion carried unanimously.

Paved Driveway – Spidle moved, Clark seconded the motion for the waiver for the Paved Driveway. The motion carried unanimously

Parking Aisle Width – The Board unanimously approved the waiver for Parking Aisle Width.

Parking Pavement – The Board unanimously approved the waiver for Parking Pavement.

Parking Space Dimensions – The Board unanimously approved the waiver for Parking Space Dimensions.

Storm Drainage – The Board unanimously approved the waiver for Storm Drainage.

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

The Board vesting starts a year from this meeting on demolition of the two buildings.

Spidle moved, Reed seconded the motion to approve the plans contingent to meet the Fire Department's needs, and Howard approval of the colors to be used. The motion carried unanimously.

DISCUSSION GREG BOULANGER – RE: 63 MAIN STREET, BEER STORE/BAKERY – Greg Boulanger came before the Board with his proposal. He explained he would like to start a business here in Town and is looking to sell beer, wine, and a bakery, along with food products, cigarettes and gambling per requirement of the State as the proposal does not qualify for a brewery, it would have to be a convenience type store.

Boulanger explained most customers are in and out of the establishment stating there are four parking spaces in front and parking on the side of the building. He stated, if the proposal goes forward to keep water away from the building, pave around the building. The Board was not in agreement as a whole for this suggestion.

Chairman Foley stated if this proposal is to go forward parking requirements would have to be waived and took a consensus on how the Board felt about waiving the requirements.

Spidle stated he is not for waiving this requirement, Reed stated he has no problem waiving the requirement, Clark explained she is in favor of waiving the requirement stating the building a completely useless if the Board doesn't waive the parking. Selectman Yergeau agreed and Chairman Foley agreed he would be in favor of waiving the requirement.

MINUTES OF 3/12/15 FOR APPROVAL – Spidle moved, Reed seconded the motion to approve the minutes. Selectman Yergeau and Clark abstained. The motion carried to approve.

INVOICE FROM TIGHE & BOND – RE: GOODRICH SITE RTE. 125 REVIEW \$452.00 – Spidle moved, Reed seconded the motion to approve payment for \$452.00 to Tighe & Bond. The motion carried unanimously.

INVOICE FROM BROWN & LAPOINTE – RE: HIDDEN VALLEY HOMEOWNER'S ASS. \$255.00 – Spidle moved, Reed seconded the motion to approve payment of \$255.00 to Brown & LaPointe. The motion carried unanimously.

INVOICE FROM BROWN & LAPOINTE – RE: HIDDEN VALLEY COVENANTS \$375.00 – Spidle moved, Reed seconded the motion to approve payment of \$375.00 to Brown & LaPointe. The motion carried unanimously.

CONDO PLANS & MYLAR FOR GOODRICH FOR SIGNATURE – The Plans & Mylar were duly signed.

ADJOURNMENT: Spidle moved, Reed seconded the motion to adjourn at 8:00 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS MAY 14, 2015 at 6:00 p.m.