

**EPPING, NH PLANNING BOARD MEETING MINUTES**

**MAY 14, 2015**

**PRESENT** – Joe Foley, Brian Reed, Heather Clark; 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:** Subdivision  
Owner/developer: Bruce and Linda Allen  
Location: Oak Hill Lane (Tax Map 009 – Lot 018)

Chairman Foley read notice of a Subdivision hearing by Bruce & Linda Allen. Abutters present: Bruce Allen, Ryan Poplaski and Steven French.

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

Daniel O’Lone came before the Board with the proposal for a Subdivision on Oak Hill Lane. He explained the site has frontage on Oak Hill Lane and is about 36 ½ acres with 1-12 ½ acre lot. O’Lone informed the Board a boundary survey has been done on the larger lot, the 12 ½ acre the lot has not been done. O’Lone stated the site is almost all surrounded by stone walls and has an entrance off Red Oak Hill Lane.

O’Lone and the Board addressed the waiver requests:

1. Section 10.2(C) Request waiving a complete boundary survey. Clark moved, Reed seconded the motion to approve the waiver. The motion carried unanimously.
2. Section 10.2 (D) Request waiving the requirement for a complete TOPO of the entire parcel. Clark moved, Reed seconded the motion to approve the waiver. The motion carried unanimously
3. Section 10.2 (G) Request waiving the requirement for a complete wetlands delineation and survey of other natural features of the parcel. Clark moved, Reed seconded the motion to approve the waiver. The motion carried unanimously
4. Section 10.2 (M) Request waiving the requirement for a complete survey of manmade features. Clark moved, Reed seconded the motion to approve the waiver. The motion carried unanimously

Reed moved, Clark seconded the motion to approve the subdivision. The motion carried unanimously.

**MINUTES OF 4/9/15 FOR APPROVAL** – Reed moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

**CORRESPONDENCE FROM BRUCE MAYBERRY–RE: IMPACT FEE STUDY**

**PROPOSAL** – Reed moved, Clark seconded the motion to approve the Impact Fee Study. The motion carried unanimously.

Howard advised the Board should move forward with the school portion and budget for the Police and Fire.

Clark stated she would like to see what it would cost for a whole study. Reed agreed.

Howard explained she would like to have Mayberry go forward on the school portion on the study and an estimate for the Town portion.

Clark moved, Reed seconded the motion to accept the school portion and request an estimate for the Town portion. The motion carried unanimously.

**NOTICES OF DECISION FOR SIGNATURE – RE: SOUTH EAST LAND TRUST** – The Notice of Decision was duly signed.

**ADJOURNMENT**: Clark moved, Reed seconded the motion to adjourn at 7:00 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

**NOTE: THE NEXT MEETING DATE IS JUNE 11, 2015 at 6:00 p.m.**