

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY JUNE 11, 2015

PRESENT – Joe Foley, Paul Spidle, 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: Site Plan
Owner/developer: Greg Boulanger
Location: 63 Main Street - Tax Map 029 – Lot 207

Chairman Foley read notice of a Site Plan hearing for Greg Boulanger. Abutter present: Wardmer Inc.

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

Wayne Morrill from Jones & Beach representing Boulanger came before the board with the proposal of a 2,900 square foot – single floor beer and wine specialty store, with approximately 4 parking spaces along Main Street with a handicap space. He explained there will be four gravel parking spots, one on the south side of the building and three on the easterly side of the building for employees. He explained there will be a screened in dumpster, and will modify the front sidewalk to allow handicap access to the front door. He explained all air conditioning units along Fecteau Way will be relocated to the south side of the building.

Spidle asked if this will be affecting the Post Office parking area. Morrill stated they will have all their parking on their own site.

Chairman Foley asked about snow removal. Morrill explained it will be pushed on the south side of the building and along the east side of the building.

The Board briefly discussed hours of operation which will be seven days a week, 9:00 am to 9:00 pm.

Reed asked if there will be any additional outside lighting. Morrill explained they will have security lighting on the front side of the building and under the existing canopy on Main Street.

Clark asked if the lighted area for employee parking be on all night. Morrill stated the lights will go down after 9:00 pm.

Clark asked about the color of the building. Howard stated once she receives the color chart she will look over colors.

Morrill noted they are requesting a waiver for parking. Spidle moved, Clark seconded the motion to grant the waiver for parking. The motion carried unanimously.

Spidle moved, Reed seconded the motion to approve the plans with **Conditions stated:** colors to be approved by Howard, snow removal, signage, lights to go down after 9:00 pm, and contact Water & Sewer for change of use. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Jeffrey & Barbara Horton
Location: North River Road - Tax Map 011 – Lot 002

Chairman Foley read notice of a Site Plan hearing for Jeffrey & Barbara Horton. Abutters present: Burley Family Trust, Victorian Real Estate Holdings.

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

Jeffrey Horton owner of the Fire House Stove Shop and the proposal is to turn the barn into a function hall. He explained all parking will be on grass in the field. Horton stated there will be two levels for seating and noted maximum seating is up to 150 guests.

Chairman Foley noted all functions will be indoors. Horton stated they will all be indoors

Spidle asked where the will cars enter. Horton explained they will enter into the first entrance off 125. Horton explained on the southern end of the barn will build a post and beam so the guests could get married, etc.

Chairman Foley stated North River Road is a scenic and explained he does not want people parking on that road, and if they do it would be the owner's responsibility to have the cars removed.

Spidle asked if the parking area will be lit. Horton stated it will be lit.

Clark asked when functions will be held. Horton explained he is looking at Friday, Saturdays and Sundays.

Spidle asked about noise. Horton explained there will be no bands only DJ's and only till 10:00 pm.

Spidle asked if the hall will be air conditioned. Horton stated it would.

Spidle asked about signage. Horton stated the signage is what is basically there now. Spidle suggested signage showing where parking is

Clark asked what months this will be done. Horton stated around the end of April to the end of December.

Chairman Foley asked where the cars will be parked if the tree line is only this property or the abutting property. Horton explained most of the trees are on the Burley property and has no plans of cutting trees. Chairman Foley informed Horton any tree cutting will be his responsibility.

Clark asked how many events he plans on doing the first two years, how many each year. Horton stated his expectations during the spring, two per weekend. Summer time may look at Friday, Saturday and Sunday. Winter time he is mostly busy with his stove shop.

Spidle asked how big the septic system is. Horton stated he was informed it's designed for up to a five bedroom system. He explained this is something that will be checked.

Spidle asked if this has been before the fire department. Horton stated fire department will be visiting the site.

Clark asked about smoking. Horton stated there will be no smoking and explained he is going to put a concrete patio about 10 feet from the building for smoking.

Howard suggested Horton come back before the Board after a year when he knows approximately how many bookings he's had. Chairman Foley stated if everything's working fine he does not feel he should come back before the board. The Chairman stated he's more concerned with any parking on North River Road. Howard suggested using no parking signs during functions.

Clark suggested coming back before the Board Fall of this year. She stated if there are problems with the parking the police will be notified. Clark explained she likes an exit onto North River Road and the entrance from Route 125.

Spidle moved, Reed seconded the motion to approve the plans with **Conditions stated:** Contingent upon coming back before the board Feb. 2016, signage approved by the planning department prior to installation, no tents, no parking on Route 125 or North River Road, no smoking in the building, close down wedding at 10:00 pm and over by 11:30 pm, the apron coming out from the field onto Route 125, apply for driveway permit for field entrance, apron paved 20 feet, lighting only during events and will shut off half hour after closing, and functions from April to December. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: DRW Holdings, LLC
Location: 74 & 76 Depot Road - Tax Map 034 – Lot 049

Chairman Foley read notice of a Site Plan hearing for DRW Holdings, LLC. Abutters present: Lori Brown, Kennedy Revocable Trust, Rosalind Fellbaum.

A letter from Dick Fisher, with no objections to the plan, was presented for the minutes.

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

Joe Coronati from Jones & Beach presented the proposal. He explained this land was purchased and was already zoned Industrial Commercial. He explained what is out there today, a paved driveway at the rear of the site and a large paved area in the back of the site for the operation of fire wood processing and snow plowing business. Coronati explained the proposal is to expand the use of the site to add a building on the property for the use of the business and also looking to have a construction company and create space for the business.

Coronati explained there is a couple acres of pavement and will have to go to the state for AOT and septic and have applied to DOT for the curb cut. Coronati explained the proposed curb cut is not changing and no new curb cut. He explained some of the things are moving around showing the office trailer, dumpsters and did get approval for storage for fire wood but have not been installed as of yet. He explained the proposed pavement will go edge to edge. Coronati explained they would like to have salt storage on site that will be closed with a roof, and showed an area of gravel in the future that could be paved. Coronati addressed noise and the buffering will have a tall fence along the property line at the railroad bed heading toward Depot Road. Coronati stated the lighting plan is similar to the initial site plan.

Coronati explained for the new building is a proposed septic system under the asphalt area and for water will reuse an existing well that's under the pavement and explained there is conduit also. Howard explained there is concerns with having fuel storage that close to the well. Coronati explained there is a state code and this has to be registered with the State.

Chairman Foley asked how the drainage will collect any fluids and if the drainage system has a collection point. Coronati explained each pond has to have a sediment forebay that takes the brunt of any fluids, sand and gravel that run off and as the water level builds up the sediment forebay goes over a spill way into the detention pond where it's collected and treated. This is something the State has initiated into its stormwater rules.

Clark asked how it's treated in the ponds. Coronati explained the ponds are deep and the edge of the pond is where the vegetation grows and as well as settling in the ponds for the treatment stormwater goes in the forebay then in the pond and the AOT has reduced numbers of way stormwater can be treated. Clark asked what the benefit is to pave the entire area if one of the areas is going to be storage of equipment. Coronati explained if it's showed as gravel, it's the same runoff as pavement.

Abutter Lori Brown asked how high the fence will be, and will she have to listen to plowing all night. Coronati explained, depending on the storms, lights that shine into the property. Coronati explained it should be a wooden stockade eight feet high fence and will add a berm along the property line with a row of trees.

Chairman Foley advised to plant taller trees and stated this will be left to the engineers to solve the noise problem.

Howard addressed Tighe & Bonds comments - Guard rail for safety at the larger retention pond, safety fencing. Chairman Foley stated leave it up to the owner's discretion. Coronati explained they will build a concrete wall along the pond.

The Board discussed hours of operation same as the wood burning 9:00am to 5:00 pm, no Sunday's. Chairman Foley stated relative to the construction business, no operating on Sundays; nothing for stock piling, although machinery can leave the site.

Spidle moved, Clark seconded the motion to approve the plans with the **Conditions stated:** Fence berm, height, sound, lighting off when business is closed, can have lighting on the north side shining to the south side, AOT, DOT, septic, wetland buffer, conditional upon approval from the Conservation Commission and respond to Tighe & Bond letter, and discussion with Fire Department on possibility of dry hydrant. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Patterson Real Estate, LLC
Location: Shirkin Road - Tax Map 035 – Lot 026

Chairman Foley read notice of a Site Plan hearing for Patterson Real Estate, LLC. Abutter present: Scott Barthelemy.

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

Joe Coronati explained there has been no survey or TOPO done on the area that won't be used only on the land that will be used. Coronati explained the current plan is proposed on approximately three acres out of the 34 acres and has 600 feet of frontage on Shirkin Road and the proposal is for a paving company

with a 4,000 square foot building and an entrance into a driveway on Shirkin Road. He stated temporarily there will be an office trailer on site, and the goal is to pave the area that will be used. Coronati explained the applicant is proposing some fuel storage on the property that may not get used right away.

Coronati explained the grading and drainage there's a retention pond adjacent to the parking lot where the stormwater runs down to it, and did stay out of the small wetlands to preserve the 25 foot buffer to the wetlands and will maintain the trees along that edge. He stated there's a septic system toward the road on the lower left side of the site and a proposed well on the property and electric will come in off the pole out front right to the building.

Coronati showed a curb cut onto Shirkin Road and the proposed lights along the outside edge, LED lights that are dark sky compliant, and no spill over on the property lines.

Chairman Foley asked what will be stored on site. Patterson explained stated top soil, loam, asphalt. Patterson explained they crush up the asphalt with a machine. Chairman Foley asked what provisions will be made for run off and contamination. Patterson explained years ago it was hazardous but not any longer.

Clark asked how many construction vehicles will be on site. Patterson stated five dump trucks, two low bed trucks, three bob cats, an excavator, about half dozen one-ton pickup trucks and a couple paving machines. Clark asked about the sediment forebay talked about in the last application to use to trap contaminants. Coronati stated there is enough room to add a sediment forebay.

Clark asked about the snow removal. Coronati stated they did not submit a plan for snow removal. Howard advised to add this to the plan.

Spidle asked about signage and hours of operation. Coronati explained there will be signage out on Shirkin Road. The Board agreed on hours of operation 7:00am to 7:00pm Monday through Saturday, closed on Sundays.

Abutter Scott Barthelemy asked how far between the layout and the fence line at his property. Cornati showed on the plan that the proposal is not anywhere near abutter's property. Barthelemy stated he has not problems with the plan

Howard asked about a gate on the property. Patterson noted it will be gated. Howard stated this needs septic approval and respond to letter from Tighe and Bond – conditions Active and substantial development with adding detention pond, site grading.

Spidle moved, Reed seconded the motion to approve the waiver for Article III Design Standards, Section 20 Specific Plan Information.

Spidle moved, Clark seconded the motion to approve the plan with **Conditions stated:** the plans hours of operation Monday through Saturday 7:00 am to 7:00 pm, closed Sundays, no paving truck bed wash down on site, no snow storage from other sites allowed at this location and driveway apron shall be paved, Respond to letter from Tighe and Bond dated June 8, 2015, signage submitted for approval by the Town Planner prior to order/installation, state septic permit, fuel Storage needs state notification, work trailer shall be skirted, and add sediment forebay for run off treatment to drainage infrastructure. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Charter Foods North, LLC

Location: 109 Calef Highway - Tax Map 029 – Lot 280

Chairman Foley read notice of a Site Plan hearing for Charter Foods North, LLC. There were no abutters present.

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

Joe Coronati explained this is currently the site of a Real Estate office, and the proposal is to remove the existing structures and build a free-standing Taco Bell. Coronati showed 17 parking spaces on the left hand of the building and additional employee parking in the rear. Coronati explained there is enough room for a bypass lane, a drive through and an existing curb cut on 125. He explained the site will have curbing to direct storm water, curbing along the side walk, four curb stops and a handicap ramp and curbing is flush at that area. Coronati stated the flow on the site is two-way traffic for most of the property with a 10 foot drive thru lane, with 24 feet of asphalt making enough room to back out. He explained the restaurant will have 40 seats.

Coronati explained all the existing trees will stay out on the back corner and a flat snow storage area.

Coronati explained water & sewer and utilities are already on site, and will reuse the tap off the water main and will put in a new water line and connect to the sewer and add a manhole, and a 1500 gallon grease trap.

The Board discussed their concerns with exiting from this site. Coronati explained the entrance will be widened to dedicate right and left turn.

The Board discussed the hours of operation to be 6:00 am to 1:00 am.

Coronati showed the lighting plan and the parking area for snow mobiles. He explained the speakers will be toward Wendy's and the HVAC will be on the roof with a ladder.

Howard explained she will write up the approval noting there will be no lights on the building, and stated if the applicant agrees to no lighting on the slats the application will not need to come back.

Gerry Langdon stated he feels this is comical that other businesses in town that do not look "New England". He stated his building that is there now does look New England but that will be taken down. Langdon stated he understands things can be done better, but doesn't get that the Board is trying to make this look New England.

Howard asked if this hearing should be renoticed or Coronati will find out about the lights behind the wall be taken out and will give the architectural to Howard to review.

Coronati explained he will go back to Taco Bell and relay the Boards feelings on the lights, and if there's a problem with the lighting he will come back before the Board.

The Board as a whole has no problem with the actual structure, but do have problems with the nighttime lighting behind the black structure at the top of the building. Howard also informed the Board they are allowed signage on both sides of the building.

Coronati noted a request for waiver on parking.

Reed moved, Spidle seconded the motion to approve waiver for number of parking spaces for 25 instead of 31. Motion carried unanimously.

Howard stated the Board had Wendy's put a fence to buffer noise for the neighbors and requested Taco Bell do the same.

Reed moved, Spidle seconded the motion to approve the plans with **Conditions stated:** Plan to go before Water & Sewer, revise DOT permit, reply to Tighe and Bond letter, lighting, Article 22 compliance, any signage for Howards review, speakers to be facing Wendy's, and dumpster location to be moved over to the railroad bed side, fence installation as a buffer or vegetated buffer will suffice. Widen entrance to create designated right and left hand turn to 125 and look at black lighting at top of building. The motion carried 3 – 1, Clark against the approval.

PUBLIC HEARING: Site Plan
Owner/developer: Elaine & Bruce Gatchell
Location: 242 Main Street - Tax Map 022 – Lot 060

Chairman Foley read notice of a Site Plan hearing for Elaine & Bruce Gatchell. Abutter present: Grace Lavoie

Abutter Grace Lavoie asked that the dumpsters from next to her property be moved to the other side of the site, and would like an eight- foot stockade fence put along her property to the end of Gatchell's property.

Clark moved, Reed seconded the motion to continue the hearing to July 9. The motion carried unanimously.

MINUTES OF 5/14/15 FOR APPROVAL – Reed moved, Clark seconded the motion to approve the minutes. The motion carried.

INVOICE FROM TIGHE & BOND – RE: GOODRICH SITE - \$208.00 – Spidle moved, Clark seconded the motion to pay the invoice of \$208 to Tighe & Bond for the Goodrich site.

PLANS & MYLAR FOR SIGNATURE – RE: BRUCE & LINDA ALLEN, SUBDIVISION – The Plans & Mylar were duly signed.

ADJOURNMENT: Spidle moved, Reed seconded the motion to adjourn at 10:10 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS JULY 9, 2015 at 6:00 p.m.