

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY JULY 9, 2015

PRESENT – Joe Foley, Paul Spidle, Brian Reed; Selectman’s Representative Tom Dwyer; Planner Brittany Howard; Secretary Phyllis McDonough.

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

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 application by Elaine and Bruce Gatchell. Abutter present: Grace Lovoie.

Reed moved, Selectman Dwyer seconded the motion to accept the plan. The motion carried unanimously.

Joe Coronati from Jones & Beach came before the Board to explain the proposal for a twelve unit, two-bedroom apartment complex with a shared drive and parking area. He explained the second drive was constructed with curbing and all utilities run up into the site. Coronati stated the site will have a hammer head parking lot with adequate parking. He noted that any action on the plan will be subject to the footage on the building, but may change slightly when it goes to architecture and assured it will not interfere with the rear setback.

Coronati showed on the plan a sidewalk, two handicap spaces, two ways up to the front door, and a walkway to the ramp up to the landing. He spoke about the stormwater from the south to the north is headed down hill, a swale at the back of the building and a little stormwater that comes toward the south, and a rain garden. Coronati stated the parking lot will have curbing all around it and stormwater will run into a forebay and existing culverts under Main Street. He explained the existing water main to the building will be used for fire. He showed three propane tanks for heating the units, and stated the lights will go off the side of the building and for the parking area. Coronati explained there will be buffering at the dumpster location with trees and screening with a standard trash dumpster and one for recycling.

Abutter Grace Lavoie asked if there would be runoff onto her property. Coronati explained there would no runoff on her property. Lavoie asked about a fence along her property line. Coronati stated there’s no problem for putting up a fence; they agreed on a six-foot stockade fence and Lavoie stated she has no problem with the dumpster location.

Selectman Dwyer asked about relocating the two parking spaces on the end of the existing three spaces. Coronati agreed.

Selectman Dwyer moved, Spidle seconded the motion to approve with conditions: approval of State permits, fire suppression lines up with the striping, show the outdoor area for recreation, show new lot lines, six foot fence added discontinued behind the barn, add recycling dumpster and no pickup before 8:00 am and no later than 7:00 pm, Article 22 compliant, building the foundation to become vested. The motion carried unanimously.

PUBLIC HEARING: Lot Line Adjustment

Owner/developer: Elaine & Bruce Gatchell
Location: 242 Main Street - Tax Map 022 – Lot 060 & 061

Chairman Foley read notice of a Lot Line application by Elaine and Bruce Gatchell. Abutter present: Grace Lovoie.

Reed moved, Selectman Dwyer seconded the motion to accept the plan. The motion carried unanimously.

Joe Coronati with Jones & Beach came before the Board with the proposal for a lot line adjustment on the property. He explained this is a small parcel 50 x 50 lot with a structure, and during a survey they saw that the lot lines go through the house on the left side and through the back porch entry. He noted that both owners have come to an agreement to allow a small swap of land to put the entire house on its own lot.

Spidle moved, Selectman Dwyer seconded the motion to approve the plan. The motion carried unanimously.

MINUTES OF 6/11/15 FOR APPROVAL – Spidle moved, Reed seconded the motion to approve the minutes. The motion carried unanimously.

RPC REPRESENTATIVE – The Board referred to correspondence from RPC that the Town of Epping does not have representation on the Rockingham Planning Commission. The Board as a whole agreed Chairman Foley will represent Epping to the Rockingham Planning Commission.

Per RSA 36:46-III the appointment shall come from the Board of Selectmen for Chairman Foley to represent the Town of Epping.

NOTICES OF DECISION FOR SIGNATURE – Site Plans – Greg Boulanger, Jeffrey & Barbara Horton, DRW Holdings LLC, Patterson Real Estate LLC, and Charter Foods North LLC. The Notices of Decision were duly signed by Chairman Foley.

ADJOURNMENT: Selectman Dwyer moved, Spidle seconded the motion to adjourn at 7:00pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS AUGUST 13, 2015 at 6:00 p.m.