

**EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY AUGUST 13, 2015**

**PRESENT** – Joe Foley, Paul Spidle, Heather Clark; Planner Brittany Howard; Secretary Phyllis McDonough.

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

**PUBLIC HEARING:** Two-Lot Subdivision  
**Owner/developer:** Lycurgus & Carolyn Limperis  
**Location:** Jacobs Well & Witch Hole Road (Map 025 – Lot 003)

Chairman Foley read notice of a Two-Lot Subdivision by Lycurgus & Carolyn Limperis. Abutters present: Loy Family Trust.

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

Chris Hickey, representing Limperis and Southeast Land Trust, came before the Board with a proposal of a two-lot subdivision. Hickey explained the proposal is to subdivide off 62 acres of back and front land and combine it with Limperis's other property in Newmarket and Newfield's; noting that land is going under easement will go to the government under the WRE program. Hickey explained the reason for the subdivision is the South East Land Trust will purchase that and control it, and the remaining 62 acres of farm land on Jacob's Well Road and Witch Hole Road will remain under ownership of Limperis. The land that Limperis owns is approximately 180 acres, of which 120 +/- acres will be part of the wetland's easement owned by the South East Land Trust and the remaining 64 acres will be farmland.

Clark asked about access. Hickey explained the access is off Jacob's Well Road.

The Board addressed waivers for TOPO, wetlands, and scale. Spidle moved, Clark seconded the motion to approve waivers. The motion carried unanimously.

David Galley, Conservations Project manager explained there is no guarantee on public access the South East Land Trust will approach it. This area is extremely wet making limitations on public access.

Chairman Foley stated this plan meets all the requirements of the zoning. The Board concurred.

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

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Eastern Propane Gas, Inc.  
**Location:** 37 Shirking Road (Map 035 – Lot 004)

Chairman Foley read notice of a Site Plan by Eastern Propane Gas, Inc. There were no abutters present.

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

Scott Lawler, representing Eastern Propane, came before the Board with the proposal for a 30,000 gallon to be installed at the Eastern Propane site on Shirking Road. He explained the facility has two existing above ground tanks. Over the past several years they've increased their cliental. He explained the third tank will be to provide additional fuel. The third tank will be installed behind the other two tanks and as part of the Site Plan approval Eastern is proposing to pave an apron to protect Shirking Road. He stated this proposed third tank received a variance to allow the third tank.

Chairman Foley sees this proposal as straight forward and noted it has been to the fire department with only concerns for parking.

The Board addressed waivers for TOPO on the remaining lot, and Site Specific. Spidle moved, Clark seconded the motion to approve the waivers. The motion carried unanimously.

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

**MINUTES OF 7/9/15 FOR APPROVAL** – Spidle moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICE TIGHE & BOND – RE: SHIRKING RD., SITE DEVELOPMENT \$750** – Spidle moved, Clark seconded the motion pay the invoice to Tighe & Bond for \$750. The motion carried unanimously,

**INVOICE TIGHE & BOND – RE: TACO BELL \$642** – Spidle moved, Clark seconded the motion to pay the invoice to Tighe & Bond for \$642. The motion carried unanimously,

**INVOICE TIGHE & BOND – RE: 242 MAIN ST. APARTMENTS \$660** – Spidle moved, Clark seconded the motion to pay the invoice to Tighe & Bond for \$600. The motion carried unanimously,

**INVOICE BROWN & LAPOINTE – RE: GOODRICH SITE \$600** – Spidle moved, Clark seconded the motion to pay the invoice to Brown & LaPointe for \$600. The motion carried unanimously,

**CORRESPONDENCE FROM TOWN OF RAYMOND – RE: PB MEETING WITH SURROUNDING TOWNS** – McDonough will contact Robert Price the Assistant Planner for the Town of Raymond to inform him Board members will attend the meeting on September 17, 2015 at 7:00 p.m.

**CLOSE OUT ESCROW ACCOUNTS** – Clark moved, Spidle seconded the motion to approve closing out escrow accounts for Aroma Joes \$105, South East Land Trust \$500, Allen Subdivision \$50, and Fletcher's Sandblasting \$1,500. The motion carried unanimously.

**NOTICE OF DECISION FOR SIGNATURE – RE: GATCHELL SITE PLAN & LOT LINE ADJUSTMENT** – The Notice of Decision was duly signed.

**INVOICE FROM BRUCE MAYBERRY – RE: IMPACT FEE \$4,200** – Clark moved, Spidle seconded the motion to pay half of the bill for \$2,100, and final payment after the Sept. 10, 2015 meeting. The motion carried unanimously.

**ADJOURNMENT:** Spidle moved, Clark seconded the motion to adjourn at 6:40pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

**NOTE: THE NEXT MEETING DATE IS SEPTEMBER 10, 2015 at 6:00 p.m.**