

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY SEPTEMBER 10, 2015

PRESENT – Joe Foley, Paul Spidle, Heather Clark; Planner Brittany Howard.

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: Jack Murray, Jr.
Location: 75 Railroad Ave. (Map 029 – Lot 237)

Chairman Foley read notice of a Site Plan by Jack Murray, Jr. Abutters present: Leonard & Juliette Lavoie.

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

Jack Murray came before the Board with an updated plan and showed on the lower right hand corner a potential for 15 to 18 parking spots that will be needed for retail use. He stated the parking spaces will be approximately 10 feet wide. He explained if one day someone rents space for a micro-brewery, although he has no one in line, it will be all set to rent out.

Spidle asked if the parking spaces are going to be designated. Murray stated they would be.

Clark inquired where the parking spaces would be for B 1, 2, 3 and 4. Murray showed on the plan the spots that are perpendicular to Railroad Ave. Murray explained at this time there is no structure to the parking area, but wanted to bring a plan to the board to show what is proposed.

Spidle asked if all the parking area going to be paved. Murray explained some is already paved, and on the back and front side some is gravel.

Clark stated she has no problem that it's not all paved at this time, but has concerns with snow removal and concerns with people having to back out onto the road from the parking lot. Murray showed on the plan the side of the building up behind the fire hydrant, away from the road. He showed another area listed "A" would be pushed closer toward the Holy Grail.

Clark asked about the possibility of a "micro brewer", and which space they would go into. Murray stated Unit A.

Howard stated she has no issue with the retail, but if someone were to utilize the 200' x 40' unit the plan would have to come back before the board.

Chairman Foley stated the operation of manufacturing beer is going to create a problem with the surrounding residential abutters and would not be in favor of that type of facility. Spidle agreed

Clark stated she feels if that type of facility were to come in to this site, they would need to have a solid plan in place. Chairman Foley explained they would have to get a variance first and would have to demonstrate a hardship.

The Board as a whole is against backing out onto Railroad Ave.

Howard explained this is a Master Plan for future tenants, and if there are substantial changes the applicant will come back before the Board.

Spidle moved, Clark seconded the motion to approve the plan subject to no angle parking in the front and to add lighting at the back corner. The motion carried unanimously.

MINUTES OF 8/13/15 FOR APPROVAL – Spidle moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

CORRESPONDENCE FROM TOWN OF RAYMOND – Meeting with surrounding towns. Chairman Foley and Spidle will attend the meeting.

CORRESPONDENCE FROM MJS ENGINEERING – New England Dragway is requesting a one year extension of the conditional approval for the Phase 2 parking lot expansion. The Board agreed to the extension for one year.

PLANS & MYLAR FOR SIGNATURE – RE: LIMPERIS/SELT & TACO BELL – The plans were duly signed.

NOTICE OF DECISION FOR SIGNATURE RE: LIMPERIS SD & EASTERN PROPANE SP – The Notices of Decision were duly signed.

ADJOURNMENT: Spidle moved, Clark seconded the motion to adjourn at 6:45pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS OCTOBER 8, 2015 at 6:00 p.m.