

**EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY OCTOBER 8, 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**

**DISCUSSION:** Bruce Mayberry – re: Review of the School Impact Fees

Bruce Mayberry came before the Board to give a summary of the school impact fees. He explained two alternatives:

Type of Structure	Per Dwelling Unit	Per Sq. Ft. Living Area
Single Family Detached	\$4,723	\$2.62
Attached and 2+ Family	\$3,036	\$2.76
Manufactured Housing	\$3,379	\$3.15

Clarke questioned a study on road fees. Mayberry explained they can't use road impact fees for state highways. Clarke questioned if there's planned road resurfacing can fees be used for that. Mayberry explained he has a system that can justify that.

Spidle asked if there's anything in the impact fees for landfill closures. Mayberry explained there is a section on solid waste facilities, but the closure would be an issue as it is a large expense.

Mayberry stated he will send the final document to Howard.

The full study of the school impact fees will be attached to the minutes.

**DISCUSSION:** Rob Graham – re: Goodrich Site Schedule & Time Line

Rob Graham & Bob Goodrich came before the Board to give an update on the construction site at the previous Goodrich site. It will be a year in January that the site was approved. The first sheet plan C-3 which is the approved drainage design and the underground drainage facility.

Graham then showed the proposed construction and provided a calculation Sheet C3-P1 for a temporary design to construct the temporary swale with an open pond where the site is at today. He requested they complete the construction of the temporary drainage and leave through the winter time and look at it in the spring latest to come back before the board will be September 1, 2016.

Clark stated she understands the request is for, instead of an underground storage facility it's going to be an open air detention pond through the winter and then remedy the situation to make an underground facility. Graham stated that is correct.

Chairman Foley noted the need to be vested and the drainage is part of the vesting of the Planning Board approval.

Howard explained when the plan came before the board, the board asked for active and substantial for vesting. The Board then requested to put in a temporary system to get through the winter, and not amend the AOT permit.

Chairman Foley agreed to a six month extension from the original date of the January 2016 agreement.

Howard explained she can't see holding up Valvoline due to this request, and to also look at putting curbing around the temporary pond. Graham agreed that is something that needs to be done.

Reed moved, Spidle seconded the motion to grant a six month extension from the original January 2016 agreement and then the applicant will come back before the Board for the July 2016 meeting. The motion carried unanimously.

**PUBLIC HEARING:** Lot Line & Subdivision  
**Owner/developer:** Robert & Jean Reinhold & David Reinhold  
**Location:** 34 Dimond Hill Rd & 415 North River Rd Tax Map 005 – Lots 23 & 27

Chairman Foley read notice of a Lot Line & Subdivision plan by Robert & Jean & David Reinhold.  
Abutters present: Richard Smith, Jr., Frank Reinhold.

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

Howard reminded the Board this plan has been before the Board. She explained the only difference the land that was going to the vineyard to the north is no longer going to the vineyard.

Dave Reinhold came before the Board to explain the proposal. He referred to the plan before the Board, parcel A - 9.7 acres which will be in Dave's name, and the 16.6 acres that will remain with his parents, Robert & Jean Reinhold, and a 5.2 acres with 200 ft. of frontage.

Howard explained the lots are odd shape and would be difficult to create perfect shaped lots because of the river. She noted last time they would have had to do a driveway easement is needed because of a common driveway, and also a utility easement. Reinhold stated there may be a utility easement, but wasn't sure.

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

**DISCUSSION:** George Doumit

George Doumit came before the Board to explain his proposal is to purchase the property at 100 Shirking Road that was previously approved for a variance in 2009 for an office/garage. He explained it is a small company and would like to construct a 100 x 60 warehouse building for storage for his water systems business.

Chairman Foley asked this is a warehouse building; receive the raw parts, package to go to the customer and nothing being done on the site other than what is stated. Doumit noted the parts are picked up and taken to the job site to install; there would be no work on site, only storage.

Clark asked how many people would be working on site. Doumit stated basically 4 people, one of which would be taking phone calls.

Howard explained the process to Doumit if he were to go forward with the proposal he will need to file an application for a Site Plan. She also noted this site may require a new septic and DES, and suggested he contact Beals Associates as they are the ones that did the plan that went before the ZBA.

**MINUTES OF 9/10/15 FOR APPROVAL** – Spidle moved, Clark seconded the motion to approve the minutes. The motion carried.

**2016 PB BUDGET** – The Board briefly discussed the budget, and suggested to encumber funds, but not go beyond \$1,800 so that Bruce Mayberry can start on the next part of the impact fee project. The Board as a whole approved Chairman Foley to review the budget and give final numbers to the Planning Department.

**INVOICE FROM TIGHE & BOND – RE: BUCKINGHAM FARMS - \$303.00** – Spidle moved, Clark seconded the motion to pay the invoice of \$303 to Tighe & Bond for Buckingham Farms.

Howard requested that the Board look at any zoning changes they would like to discuss at the November meeting, and to email her with those suggestions.

**ADJOURNMENT**: Spidle moved, Clark seconded the motion to adjourn at 7:45pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

**NOTE: THE NEXT MEETING DATE IS NOVEMBER 12, 2015 at 6:00 p.m.**