

## **EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY November 4, 2015**

**PRESENT** – Joe Foley, Paul Spidle, Heather Clark; Selectmen’s Rep Tom Dwyer; 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:** Seacoast United

Christian Smith and Paul Willis came before the board for a discussion on an existing business showing four fields and parking at Seacoast United and a parcel across approximately 100 acres and then another six acre lot with frontage onto Beede Road. Smith explained the proposal is for additional baseball fields as part of phase one; expanding the existing facility as part of Phase two potential for an indoor field and residential for employees, and in the future Phase three baseball field and phase three for additional soccer.

Paul Willis putting together baseball facility with a large and small fields all to be done in phases along with future soccer fields. He spoke of the 100 acres go give an opportunity to provide sports during the winter months. He explained they have expanded their parking after problems in the past.

Spidle asked how many fields and hours of operation. Willis explained four fields and hours are between 4:00pm and 7:00pm.

Clark asked if the field is baseball or softball size. Willis responded baseball size. Clark asked if there will be softball fields. Willis stated there would be. Clark inquired if the fields will be lit. Willis showed four of the fields that will be lit. Clark asked if there will be restrooms. Willis stated they would like to put in restrooms and do away with the portable facilities. Clarke asked if they are intending having a large shade structure. Willis stated they will.

Chairman Foley stated concerns being brought to the Town are with noise, by the abutters in Fremont, parking and lighting. Willis explained the noise complaint was from the Epping High School band that was using the field for sporting events. He explained there are no loud speakers on the field. Chairman Foley if lit, the lighting needs to stay on the Seacoast’s property. Willis stated there is enough parking and noted they have had no more complaints since the parking has been expanded.

Selectman Dwyer asked about the indoor facility. Willis stated that is hypothetical at this time. Plenty of parking but when so many games parking is not good and suggested staggering each game ½ hour apart.

**PUBLIC HEARING:** Design Review  
**Owner/developer:** Ann Bradley Brewitt & James Arquette, Trustee  
**Location:** French Rd/ Nottingham Sq. Rd, Map 2–Lot 1 & Map 3–Lot 1

Chairman Foley read notice of a Design Review by Ann Bradley Brewitt & James Arquette, Trustee. Abutters present: Michael Young, Grosvenor Marcy, Erica Martel, Peter Marrone, John & Deborah Borg, Michael & Gina Murphy, Cynthia Harvey, Robert & Anna Tucker, Jr.

Christian Smith with Beals Associates explained the parcel owned by the Arquette Trust has frontage on Nottingham Square Road and consists of 48 acres. The other parcel has frontage on French Road has 24 acres owned by the Brewitt Trust. Smith explained they've had wetlands delineated, and boundary TOPO surveyed. He explained the total lot count is 34 parcels, averaging approximately two to four acres, approximately 42 linear feet of road encompassing both cul-de-sacks with two points of access. Smith explained there are two minor wetland impacts which would require a small wetland crossing. He explained they still need DOT permits, local driveway permits, and aware of the portion of French Road up to the entrance to the new project to include a southerly lane.

Spidle asked if there have been any tests pits done. Smith stated they have not. Spidle stated upgrades need to be done to all roadways; roads with slopes exceed the town's requirements.

Selectman Dwyer asked about the road radius on lot 16. Smith stated he will look at that. Selectman Dwyer asked about lots 27 and 28 slopes where they leak out to. Smith stated there are two culverts.

Howard asked what abuts lots 12, 13, 14 and 15. Smith noted Grosvenor Marcy.

Abutter Cindy Harvey asked if there are individual lots with own wells. She was told there will be individual wells. Harvey explained she is trying to preserve the conservation area and is not happy with the project.

Abutter Robert Tucker concern with the width of the road and the traffic now is hoping the road be widened.

Clark stated all the frontage of the property needs to be up to standards.

Chairman Foley noted the issues are with the road slopes, abutter concerns and traffic study.

**PUBLIC HEARING:** Design Review  
**Owner/developer:** Turner Porter  
**Location:** Calef Highway, Tax Map 030 – Lot 042

Chairman Foley read notice of a Design Review by Turner Porter. Abutters present: Theresa Yergeau, Diane Brangiel, Telly's Realty, LLC, and Dennis Brown.

Mike Garrepy and Joe Coronati came before the Board with a proposal for Commercial and Industrial project along Route 125, with commercial along the front and out back two proposed uses very conceptual in nature. He stated the plan is to sell some land to Telly's to expand their parking and would do a lot line adjustment. Coronati explained one of the proposed uses is an indoor storage building, three stories high, 25,000 square feet across Exeter Hospital entrance. He explained they have a large wide entrance and two lanes exiting, and then access to the commercial stores on the left side and everything will be linked to Telly's for traffic purposes.

Coronati explained they are also proposing a roadway for approximately four or five lots off that road that would provide frontage. Coronati showed on the plan the proposal is for a 20,000 square foot building, with no tenants as of yet. He showed to the north a car wash and then connects to the land sold to Telly's. Coronati stated they have just applied to DOT for curb cuts.

Coronati explained the two uses out back are conceptual and the plan going forward will be looking at the front commercial uses. He stated they still have to meet with water & sewer.

Clark stated she has concerns with the space between Telly's and the car wash as a major access road looks and the parking off of it looks like quite a bit of traffic in and out. Mike Garrepy stated they will look at relocating that secondary access may be another way to connect them.

Selectman Dwyer asked if there's any way of changing the entrance at Telly's with the State. Garrepy explained the Sanderson's property is under agreement and stated there's a 50 foot easement parallel to 125 to access the Telly's lot. Selectman Dwyer stated he would like to see sidewalks, better traffic flow and stated DOT needs to do something along this corridor from the bridge north. Garrepy assured the Board he will be looking at all their concerns.

Chairman Foley agreed with all the traffic, it's problematic and needs to have an assessment of that impact. The Board as a whole agreed.

Abutter Dennis Brown stated he does not see this as an offensive plan for the property.

Garrepy stated this site borders the river and will need to go to Conservation Commission.

**PUBLIC HEARING:** Subdivision  
**Owner/developer:** Cloutier Pine & Pond  
**Location:** Fogg Road & Calef Highway, Tax Map 023 – Lot 040

Chairman Foley read notice of a Subdivision plan by Cloutier Pine & Pond. Abutters present: Timothy Fallon & Edward Warren.

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

Joe Coronati accompanied by Vaughn Cloutier, explained this site is 14 ½ acres, southwest of Old Hedding Road and Route 125. The property has a self-storage facility on 125 and a maintenance building on Fogg Road. Coronati noted the site has plenty of frontage and the proposal is to subdivide the property into 3 conforming lots, one with the self-storage, one with the maintenance building with frontage on Fogg and third lot on the corner with frontage on Fogg Road and Route 125.

Coronati explained the Fogg Road parcel is currently not on septic or well, although test pits have been done and as of now there are no facilities being brought to the lots; if that change the plan would have to go through state subdivision approval. He explained the other two lots are on 125 and over five acres and have access to water & sewer. He explained there are a couple of existing wells on the property and an easement will be provided to the wells. He explained the use of the maintenance building lot will continue, and the corner lot is for future development.

As there were no questions or comments, the Chairman called for a motion.

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

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Exeter Road Solar, LLC  
**Location:** 270 Exeter Road, Tax Map 038 – Lot 027

Chairman Foley read notice of a Site Plan by Exeter Road Solar, LLC.

Howard explained there is currently a master plan amendment and the AOT permit and change the drainage

Tony Ginta, Andrew Kellar, Charlie Nelson with ERRCO, and Chris Adams came before the Board with the application for a commercial solar proposal. Ginta explained there are four very important conditions that are needed for solar power which are: high electric rates; large consumer of electricity that's able to take on and use the power generated from the solar; infrastructure; and a significant amount of land.

Andrew Keller informed the Board the law was signed for these types of facilities to come in, and explained these types of facilities are being done in many towns in New Hampshire. He stated their largest project is done in Milton, NH. He Keller explained this type of project has very low impact on the town, no sound, no smell, no signage, and no parking.

Chris Adams with Novis Engineering shared a plan of the site at Errco. He stated there is a current master plan of the site which was previously proposed as a gravel area where the solar rays will be located minimizing the tree disturbance. He informed the Board an AOT has been asked for approval from AOT. He explained there is a slight decrease of stormwater in the actual flow rate. He requested approval from the board with the conditional on the AOT approval.

Chairman Dwyer asked how the Town will tax a project like this. Kellar Explained look to the Selectmen to approve a pilot is a way to receive a loan. He explained they are not looking for a free pass, although looking for a fair process.

Selectman Dwyer moved, Clark seconded the motion conditionally on the AOT permit and approval from Eversource. The motion carried unanimously.

**MINUTES OF 10/8/15 FOR APPROVAL** – Spidle moved, Clark seconded the motion to approve the minutes. The motion carried 3-1 Selectman Dwyer abstained

**INVOICE TIGHE & BOND – RE: TACO BELL \$642** – Clark moved, Selectman Dwyer seconded the motion to approve payment to Tighe & Bond for Taco Bell \$642. The motion carried unanimously.

**INVOICE TIGHE & BOND – RE: SHIRKING ROAD SITE DEVELOPMENT \$208** -- Clark moved, Selectman Dwyer seconded the motion to approve payment to Tighe & Bond for Shirking Road Site Development \$208. The motion carried unanimously.

**NOTICE OF DECISION FOR SIGNATURE RE: REINHOLD SUBDIVISION** – The Notice of Decision was duly signed.

**BUCKINGHAM FARMS – RE: ROAD ACCEPTANCE** – Clark moved, Selectman Dwyer seconded the motion to reduce the bond to \$55,000 and accept road with Board of Selectmen review. The motion carried unanimously.

**ZONING ORDINANCES** – The Board briefly discussed the zoning amendments. The full language of these Ordinances will be published and available at the Town Hall on Friday November 29, 2015.

Non-conforming structure – casualty loss (if someone wants to tear down an existing structure and replace in-kind they can do so on the existing footprint).

In-law Apartments Septics – applicant will have to prove their existing septic can support an in-law apartment.

Multi-family density – Central Business District – central business will have the same requirement as High Density Residential 10,000 square feet per unit.

Kennels – these not allow them in the industrial commercial zone – only rural and residential zone  
Moving energy efficiency requirements to site plan review.

Home Occupations – Howard explained the Home Occupation applications go to the Board of Selectmen and inquired how the members felt if those applications came before the Board.

The Board as a whole agreed the applications should remain with the Board of Selectmen.

Howard explained she will write up the language for the ordinances for the December 10<sup>th</sup> meeting, which will be a public hearing.

Spidle moved, Clark seconded the motion to approve all zoning changes presented. The motion carried unanimously.

**ADJOURNMENT**: Spidle moved, Clark seconded the motion to adjourn at 8:30pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary

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