

**EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY January 14, 2016**

**PRESENT** – Joe Foley, Paul Spidle, Heather Clark, Brian Reed; 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:** Goodrich/Valvoline Site Update

Wayne Morrill with Jones & Beach came before the Board with an update on the Goodrich/Valvoline site. He informed the Board the Zoo Health Club will be coming to the site and will abut the right-hand side of the Dollar Tree. He explained the architect of the building will extend across the Zoom and the color of the Dollar Tree will extend, changed will be the green stripe will turn to a black stripe and the signage will be a yellow color. He stated there will be black awnings with goose neck lights. Morrill explained the Zoo is a 24 hour work out club with no front desk employee, everyone who visits the gym has a card to get in. He explained the use has two (2) showers per bathroom, men and women's. He explained they are going before Water & Sewer to present the plan.

The Board had questions on security with no employee on site. Morrill stated he believes there will be emergency phones inside.

**PUBLIC HEARING:** Two Lot Subdivision  
**Owner/developer:** Cloutier Pine & Pond, LLC  
**Location:** 276 & 290 Calef Highway Calef Highway (Map 023 – Lot 039)

Chairman Foley read notice for a two-lot subdivision. There were not abutters present.

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

Joe Coronati from Jones & Beach Engineering & Vaughn Cloutier Trustee of Pine & Pond came before the Board with a proposal for a two lot subdivision by Cloutier Pine & Pond. He explained this property has frontage on Route 125 at the entrance of Pine & Pond, and frontage at the existing office. Coronati explained the goal is to subdivide the commercial part off along 125 from the park and have the park be separate, from the commercial land along 125 to be used in the future. Coronati informed the Board that a Variance was received on this site. Coronati stated there is a fence behind the office building that is used as the property line.

Howard asked if an easement will be done now and then connect off 125 in the future. Vaughn Cloutier agreed will do an easement, and when it's available will hook into water & sewer.

Howard advised wording on the plan to read existing office space and not existing dwelling. Coronati agreed

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Spidle moved, Clark seconded the motion to approve and change the wording on the plan. The motion carried unanimously.

**PUBLIC HEARING:** Three Lot Subdivision  
**Owner/developer:** Lycurgus & Carolyn Limperis  
**Location:** Jacobs Well & Witch Hole Road as shown on Tax Map 025 – Lot 003

Chairman Foley read notice for a three-lot subdivision. Abutter present: Louis Santucci.

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

David Vialli from the Southeast Land Trust came before the board for a proposed 64+ acre three lot subdivision frontage on Jacobs Well Road & Witch Hole Road. He explained there will be three separate parcels, Map 025-Lot 003 will be 9.4 acres, Map 025-Lot 003-002 28.49 acre, and Map 025-Lot 003-003 will be 26.24 acres. He noted Lots 3-2 & 3-3 subject to a conservation easement and will never be developed. He explained lot the 9.4 acre lot as a future buildable lot exclusive of the proposed easements.

**Waiver requests:**

Spidle moved, Clark seconded the motion to approve the waiver for 10.2.D & 10.2.6. The motion carried unanimously.

Spidle moved, Clark seconded the motion to approve the waiver for 10.2.Q. The motion carried unanimously.

Abutter Louis Santucci stated he has no problems with the plan.

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

**MINUTES OF 12/10/15 FOR APPROVAL** – Spidle moved, Clark seconded the motion to approve the minutes as submitted. The motion carried unanimously.

**NOTICES OF DECISION FOR APPROVAL** – re: Site Plan, Mast Road & Site Plan 100 Shirking Rd. The Notices of Decision were duly signed.

**PUBLIC HEARING:** Zoning Ordinances

Chairman Foley read notice of Zoning Ordinances for the March ballot:

1. The fourth proposed amendment, if approved, will allow kennels to locate in the Industrial Commercial Zone. Currently they are only allowed in the Residential and Rural Residential Zone: Article 3 Schedule II. This would allow dog training & boarding facilities to locate in the developed area of Town. The Board will also be discussing if this use is appropriate in the Residential Zones - Article 2 Sections 6 & 7.

Clark moved, Spidle seconded the motion to approve the amendment to be placed on the ballot.

2. The sixth proposed amendment, if approved, will review the requirements for a home occupation. The Board is going to look at types of approved occupations, numbers of vehicles and equipment to be stored per lot, etc. - Article 6 Section 7.

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Reed moved, Clark seconded the motion to approve the amendment to be placed on the ballot.

**CLOUTIER PLANS & MYLAR FOR SIGNATURE** – The Plans & Mylar were duly signed.

**ADJOURNMENT**: Clark 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 FEBRUARY 11, 2016 at 6:00 p.m.**