

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY March 10, 2016

PRESENT – Joe Foley, Heather Clark, Brian Reed, Paul Spidle; Selectman 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

PUBLIC HEARING: Two-Lot Subdivision
Owner/developer: Patterson Real Estate
Location: Shirking Road, as shown on Tax Map 035 – Lot 026

Chairman Foley read notice of a Two-Lot Subdivision by Patterson Real Estate. Abutters present:

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

Wayne Morrill from Jones and Beach came before the Board with the proposal for a two lot subdivision. Morrill explained the original parcel is 34.45 acres in the Industrial Commercial zone on the south side of shirking road looking to subdivide off one parcel 3.64 acres, the wetlands has been delineated and test pits were done. The lot has 250 feet of frontage with the remaining 500 feet of frontage for the remaining lot. Morrill showed a 50 foot future right-of-way that will be developed with the remaining parcel.

Selectman Dwyer asked about the 50 foot right-of-way how much is located in the back. Morrill explained there is another 30 acres of land in the Industrial Commercial zone.

Clark asked if there are any wetlands in the entire lot. Morrill stated there are some wetlands.

Spidle asked if there's a driveway access. Morrill stated there will be.

Chairman Foley explained there have been issues about approving the right-of-way. Morrill explained will take off the right-of-way on the plan.

Howard stated two waivers are needed from subdivision requirements 10.1.1 and 10.2d.

Spidle moved, Reed seconded the motion to approve the application on the two waivers, move the right-of-way, and State Subdivision approval. The motion carried unanimously.

The LUPF was duly signed by the Board.

MS 4 FEDERAL STORMWATER PERMITTING – Jen Rowden came before the board to explain the proposed regulations and stormwater and what the Federal MS4 Stormwater Permit means. She stated the purpose of the Stormwater MS 4 Federal Regulation is to minimized water coming off properties.

The Board had a somewhat lengthy discussion on this issue. Rowden noted Epping is one of the communities that have received waivers and does not have to comply with the stormwater permit, which

are reviewed regularly and waivers can be revoked by the EPA. Rowden explained RPC is recommending that towns adopt some of the model ordinance, because this will occur at some time.

Chairman Foley questioned if this needs be a requirement when there is no need for it. He noted this is a regulation of what the Board is already doing.

Selectman Dwyer asked how many towns becoming MS 4. Rowden stated approximately nine towns.

The Board thanked Rowden for coming to the meeting.

MINUTES OF 2/11/16 FOR APPROVAL – Reed moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

NOTICES OF DECISION FOR SIGNATURE – RE: SP- THE ZOO GYM; 3-LOT SD LIMPERIS; 3-LOT SD CLOUTIER; HUNTSPPOINT MEAT & BBQ CHANGE OF USE – The notices were duly signed by Chairman Foley.

ALTERNATE – Paul Spidle submitted a letter to sit on the Board as an Alternate. Selectman Dwyer moved, Clark seconded the motion to appointed Spidle to sit as an Alternate for a one (1) year term, which expires March 10, 2017. The motion carried unanimously.

RPC DUES – Clark moved, Reed seconded the motion to approve dues payment to RPC. The motion carried. Spidle was opposed.

PUBLIC HEARING: Chairman Foley read notice of a public hearing for the board to consider Amendments to the energy efficiency, stormwater, etc., moved to the Site Plan Regulations.

Spidle moved, Clark seconded the motion to move the amendments to the Site Plan Regulations.

Howard informed the Board she will be contacting Bruce Mayberry about continuing with the Impact Fee schedule for Police & Fire. She also noted she will be working on the CIP.

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 APRIL 14, 2016 at 6:00 p.m.