

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY May 12, 2016

PRESENT – Joe Foley, Heather Clark, Brian Reed, Dave Reinhold; Selectman’s Representative Tom Dwyer, Jr.; Alternate Paul Spidle; 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: Minor Site Plan
Owner/developer: Abenaki Timber Corp
Location: 361 Pleasant Street, Map 027 – Lot 091

Chairman Foley read notice of a Minor Site Plan by Abenaki Timber Corp. There were no abutters present.

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

Dennis Quintal representing Abenaki Timber came before the board with the proposal to add a 50 x 60 storage building on to their existing buildings.

The Board had no questions or comments and a motion was made.

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

PUBLIC HEARING: 4-Lot Conventional Subdivision
Owner/developer: French Road, LLC c/o Frank Catapano
Location: 3 & 5 French Road, Map 002 – Lot 010-002

Chairman Foley read notice of a 4-Lot Conventional Subdivision by French Road, LLC c/o Frank Catapano. Abutters present: Applehurst Farm, Erica Martel, Peter Marrone.

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

Christian Smith from Beals Associates came before the Board with the proposal. He explained the lots range from just over two (2) acres to just over five (5) acres. He explained the lots 10-2-2 & 10-2-3 will both have an individual driveway off French Road and the proposal for the big lot and one on the end, on the westerly end will utilize the existing access and utility easement to afford access to lot 10-2-1 so not to have any wetland or buffer impacts. He noted three of the parcels will need state subdivision approval, the five acre will not.

Chairman Foley stated the road needs to be widened to a three-rod road. Smith stated they are aware that the physical improvements to service the entrance off the Brewitt property.

Howard stated her only concern is that the north Spur Road of French Road has frontage with this discussion, the rest of French Road with the larger subdivision she agrees because there is frontage on the other side of the road.

Reinhold questioned if the Spur Road would be paved and widen before the CO's are given. Reinhold stated there needs to be six (6) inches of crush, and paved when they pave French road; fixing the road will fix the ditch.

Howard explained at this time the road will be made wider and bring in at least six inches of gravel, when the 34 lot subdivision comes in paving will be discussed.

Spidle asked if the fire department has looked at this plan. Smith stated the fire department has looked at the larger subdivision.

Abutter Erica Harvey Martel stated she is concerned that four lots will bring a lot of traffic and the larger one will bring even more and questioned if there's enough room at the triangle. Reinhold stated he hasn't been out to look at that yet.

Abutter Peter Marrone stated he met with the developer and he has no problem with this proposal.

Selectman Dwyer moved, Clark seconded the motion to approve the 4 lot subdivision with the stipulation that Spur Road will be brought up to a 3-rod road, graveled and has state subdivision approval. The motion carried unanimously.

Clark wanted to put on record that she does not like a shared driveway easement.

PUBLIC HEARING: Lot Line Adjustment & Three (3) Lot Subdivision
Owner/developer: Appledore Homes, Inc. & Timothy McPhee
Location: 174 Prescott Road, Map 021 – Lot 019-001 & Map 020 – Lot 022

Chairman Foley read notice of a Lot Line Adjustment & Three (3) Lot Subdivision by Appledore Homes, Inc. & Timothy McPhee. Abutters present: Virginia and Harold LaPierre.

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

Chairman Foley explained he would like to discuss the lot line adjustment first then address the three (3) lot subdivision.

Kevin Hatch from Cornerstone Survey explained this site is approximately 12 ½ acres where a three lot subdivision is proposed for Appledore Homes with the remaining portion to go to the Timothy McPhee farm as a buffer. He explained in order to achieve this there is a lot line adjustment. He explained this is .16 acres and granting to the McPhee farm parcel and combining the 3.88 acres to the Timothy McPhee piece, lot 22, in total adding 4.04 acres creating a good buffer for the McPhee site.

Abutter Virginia LaPierre voiced that she is happy with this proposal.

Selectman Dwyer moved, Clark seconded the motion to approve the Lot Line Adjustment. The motion carried unanimously.

Hatch explained the 12 ½ acre three (3) lot subdivision, after the transfer to McPhee, leaves with three lot subdivision. He explained the three parcels have state subdivision approval, has on site well, septic and individual driveways. He noted the only wetlands are small on the front of lot 3.

Bob Goodrich asked if the culvert that goes under Prescott Road is sufficient. Reinhold stated it will have to be upgraded.

Clark asked about the driveway access looking at lot 19.1. Hatch explained its 250-300 feet from the sharpest bend across the McGeough house, not on the corner.

Abutter Harold LaPierre asked if the Board has considered premature development, with Prescott Road being very busy; barely enough room for two trucks to pass. Chairman Foley noted that premature development was back when the previously large developments were brought in and approved.

Chairman Foley stated this road needs to be ditched and there are trees that will have to come down, because when there's ditching being down it weakens the trees. Reinhold stated there are five large pine trees that definitely will become a hazard. Reinhold stated the culver and paving are issues, and asked how the Board feels about asking for assistance from the developer.

Clark stated she feels these issues are unrelated on what the board needs to ask the developer to do.

Hatch stated he feels the ditching makes good sense to bring it down to the wetlands, but feels there would be no benefit doing anything in front of the wetlands to keep the road bed dry. He noted as far as shimming, they're only talking about 2 additional lots to say this applicant needs to pay for this when there are other larger subdivisions that should be responsible.

Clark stated she does not feel it fair to have the applicant pave.

Selectman Dwyer moved, Reed seconded the motion to approve the plan with the conditions for ditching, tree removal, and culvert \$1000 to the town for the future culvert. The motion carried unanimously.

PUBLIC HEARING: Site Plan, Subdivision and Lot Line Adjustment
Owner/developer: Tuck Realty Corporation
Location: 276 Calef Highway, Map 030 – Lot 042

Chairman Foley read notice of a Site Plan, Subdivision and Lot Line Adjustment by Tuck Realty Corporation. Abutters present: Telly's.

Joe Coronati and Mike Garrepy came before the Board with added information on the proposal. Coronati explained they received comments from Tighe & Bond that they are still addressing. He explained since the last meeting they have delineated the wetlands to the power lines and located all the wetlands in the rear of the site and the future building locations are the same. Coronati explained they moved the car wash back in line now having a larger green space in front, with the retail building and to the north to allow for better maneuvering into the bays and moved the parking in the back to the north side.

Coronati stated they received comments from Tighe & Bond and have answered most. He explained they moved the canopy back on the drive-thru and shrunk the canopy for a better queuing distance for the drive-thru. He explained they've added riprap and completed the stormwater design and submitted it to AOT. The 2 ponds around the self-storage will remain.

Howard asked about some way to treat the water before it goes to the lamprey. Coronati explained most of the catch basins that the water comes from are being treated in the grassy area in the front next to the road. He stated there is a 24 inch pipe that will be put in and will be adding a couple manholes with deep sumps, and have to get permission from DOT for this.

Clark asked when the traffic road is put in on 125, where the catch basins are to help filter is all that grass going to be there or disturbed. Coronati explained it will not be effected, when they put in the traffic road that runs parallel to 125 where the catch basins are will the grass still be there, and will not affect the area in the right-of-way.

Traffic Consultant Stephen Pernaw came before the board with a somewhat lengthy explanation of the prepared traffic study at this site on Route 125. He explained how the process works:

- Meet with the Town and DOT for a scope meeting to identify the scope of the work
- Next go out to collect data information
- Look at the proposed development
- Do future projections, then 10 year projections
- Look at morning and evening peak hours

The Board as a whole stated they have problems/concerns with a left turn out of this site. Clark stated she wants to see businesses in this town to succeed, but sees this problem regarding 125 as a “nightmare”.

Selectman Dwyer stated he is looking to hear from DOT on why Route 125 is not already two lanes. He explained he will not approve anything at this site until he hears something.

Chairman Foley stated the town does not own the state highways. He noted correspondence needs to be written to the state on concerns with 125.

Chairman Foley appointed Spidle to sit in for Reed, who had to leave the meeting.

Brenden McNamara Came before the Board on the design of the indoor storage building came before the Board and stated he understands this is not a good looking building. He stated to add an additional façade to the corner of the structure, similar to the façade at the opposite end, would be very costly.

Howard asked if a 3-D image could be sent to her, and she can forward to the Board. McNamara stated they do not have one at this time, would take about three weeks to generate one. Howard stated that will be fine as this plan is not coming back before the board until after the three weeks.

Chairman Foley informed Coronati this should, being a commercial building, be connected to sewer and water. Coronati stated there will be quite a change in the sewer hookup.

Clark moved, Dwyer seconded the motion to continue the hearing to June 9. The motion carried unanimously.

MINUTES OF 4/14/16 FOR APPROVAL – Clark moved, Reinhold seconded the motion to approve the minutes. The motion carried. Selectman Dwyer abstained.

INVOICE TIGHE & BOND – RE: TUCK REALTY \$760.25 -- Spidle moved, Reinhold seconded the motion to approve the payment to Tighe & Bond. The motion carried unanimously.

ESCROW ACCOUNTS TO BE CLOSED – re: Leddy Fields – Maplecroft – Tuck Realty – \$179.26; Jones & Beach/ Rt. 101 & 125 Investments - \$200.00; Boulanger – \$500.00; Charter Foods – \$216.00; Cloutier Pine & Pond - \$150.00; Jones and Beach - \$100.00

Dwyer moved, Clark seconded the motion to close the escrow accounts. The motion carried unanimously.

NOTICES OF DECISION FOR SIGNATURE – RE: DF RICHARD AND TOWNSEND ENERGY; NEW ENGLAND PAVING; FOOD TRUCK – The Notices of Decision were duly signed.

PLANS & MYLAR FOR SIGNATURE – RE: REINHOLD SUBDIVISION – the Plans and Mylar were duly signed.

The Board agreed they need to be more proactive with the State with regards to Route 125, for the best interest of the Town. They agreed to provide comments to Howard for her to compose a letter to the State, along with the Board of Selectmen.

ADJOURNMENT: The Board unanimously agreed to adjourn the meeting at 9:15pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS JUNE 9, 2016 at 6:00 p.m.