

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY June 9, 2016

PRESENT – Joe Foley, Heather Clark, Brian Reed, Dave Reinhold; 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: 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.

Joe Coronati with Jones & Beach and Mike Garrepy with Tuck Realty came before the board with an update on the plan. Coronati explained the changes to the plans layout of the three-bay carwash building showing it has been turned which helps and takes up no more land than the previous design and provides for more cuing of cars. Coronati explained the vacuum station in the front and behind the building which also helps with the cuing. Coronati stated he met with Dino from Telly's to expand the size of the island in the front of the restaurant and were able to stripe the entrance. He noted there are still two entrances and two curb cuts both to be shrunk down; the one at Elm Street will have right and left turn lanes, and stated they have pushed the island out toward 125.

Coronati explained when they submit the permit for wetlands they won't be for the rear because of the unknown nature of Phase 2, so will take that curb cut off the plan and when a use is decided they will come back before the board.

Coronati presented a photo to the Board of a 3-D rendering of how the building looks, with awnings and added windows on the side so the development doesn't look like a standard storage building.

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

Howard asked for direction on what to express to DOT that the Board would like to see on this site at 125.

The Board agreed they'd like to see four (4) lanes. Clark stated she would like to see a traffic light at either of the intersections to this site.

Chairman Foley stated he agrees with the extra lanes, not with the traffic light. He noted the traffic is basically commuting traffic, not people from Epping. The Chairman then took a consensus of the Board on four lanes, traffic light and no left turn –

Howard stated the Board needs to determine if they want safety or traffic. She stated her feelings is there's another light put in, it will make traffic worse.

After a discussion, the board members were in agreement to request four (4) lanes to the State that would go up to Telly's.

Coronati explained there's indoor storage will be connected to the sewer and the design goes down the road to the pump station to the right of the retail building, and a force main to go in.

Coronati informed the Board the new plan has not been before Water & Sewer.

The Board briefly discussed if there is enough room on site for larger vehicles. Coronati noted that information is included in the plans. The Chairman noted there's an area that looks tight to him and directed Coronati to take another look at that. Coronati agreed.

Clark moved, Reinhold seconded the motion to approve the Lot Line Adjustment for Telly's. The motion carried unanimously.

Clark moved, Reed seconded the motion to approve the three (3), six (6), thirteen (13), and sixteen (16) acre, four-lot subdivision. The motion carried unanimously.

Clark moved, Reed seconded the motion to approve the Site Plan for Phase 1 as shown for a carwash, to be determined retail building, the storage building with the following conditions: any and all state permits; respond to the Tighe & Bond's comments; submit car wash architectural for planner review; all signage (site and building) shall be reviewed by Planner; water and sewer shall review new utility plan; mylars for lot line adjustment and subdivision shall be recorded. The motion carried unanimously.

The Board discussed the vesting agreement for final plans, the developer has to rough in the access roadway from Telly's entrance to the private road way and rough in the private roadway from Calef Highway up past the entrance to the storage facility (the pad where the future retail is going to be located shall be grassed and mow until the building is constructed).

Reed moved, Clark seconded the motion to approve the vesting agreement. The motion carried unanimously.

PUBLIC HEARING: 33-Lot Conventional Subdivision
Owner/developer: French & Nottingham, LLC
Location: French Road Map 2 – Lot 1 & 174 Nottingham Sq. Rd Map 3 – Lot 1

Chairman Foley read notice of a 33-Lot Conventional Subdivision by Tuck Realty Corporation. Abutters present: John Chicoine, Grovenor Marcy, Peter Marrone, Robert & Anna Tucker, Velma Neal & Wayne Hersey.

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

Christian Smith from Beals Associates came before the Board with the proposal, and stated that Catapano has closed on the Echo Farm property. He explained they met the fire department and agreed on a cistern location and size.

He explained this is a 33 lot subdivision with two small wetland impacts, one on a road crossing existing woods road that will be improved and the other. He stated test pits have been done on some parcels and showed a slight reduction to culverts.

Smith explained the proposed pavement to the Nottingham Square Road side of the triangle will have improved the geometry will take some of what was lot 33 and put it in the right of way as well as pave 20 feet wide to the proposed entrance and beyond. He explained Catalano agreed to improve French Road with some gradings, gravel overlay, and approximately 100 feet guard rails on either side of French Road.

Smith explained on Nottingham Square Road at the intersection they are proposing to lower the “hump” to make a better driving situation, approximately 15 inches to improve sight line distance. He stated a full traffic study has been done showing the intersections will function.

Smith explained they will have wetlands permits, State AOT and State Subdivision permit.

Reinhold addressed the culverts and the stream that comes down thru will need to be paved 24 feet, and will need a box culvert to make it wider. He stated the road should be brought to town specs in front of Lot 2 beyond the culverts. French Road toward Nottingham Square Road needs a five foot cut to get conservation land to the pin.

Chairman Foley noted that the driveways are steep and if they are in access of four percent, at the bottom the driveway there needs to be an area to park so as not to park in the road if a vehicle can't make it up because of weather.

Abutter Grovenor Marcy questioned a line on the plan. Smith stated it's a match line where improvements on Nottingham Square Road will be done. Marcy asked what improvements will be done on Nottingham Square Road. Smith explained the intersection of the road just over 200 feet and the intention is to create a softer pitch to avoid a roller coaster effect and will be brought to 22 feet wide.

Abutter Robert Tucker has concerns with the traffic on Nottingham Square Road and stated there are no lines and no speed signs. Chairman Foley advised Tucker to speak with the Selectmen about the speed sign.

Tucker asked if there are rules on the pitch of the land. The Chairman explained the driveway slope has to be eight (8) percent or less. He explained there has to be a flat spot coming out onto the road if there's a steep driveway, and will have to have space for septic and well on the lot.

Abutter Kara Dodier 38 French Road stated her concerned is with the noise level. Smith informed her there is a pretty good distance between her lot and the new site and doesn't think she'll be bothered with any noise.

Abutter John Chicoine 38 French Road asked about the process with tearing up the road and the right-of-way. Smith explained when the French road intersection gets done there's gravel first, compaction testing, pave the base course and the last paving course. Chicoine asked if additional wells will create any problems. Smith noted there will be no problems with additional wells.

Chance Hersey 164 Nottingham Square Road stated his parcel is split by wetlands and has permission by the former owner to use their property to access his property wondering if he'll lose that if the lots go in. Chairman Foley explained if he doesn't have a deeded right-of-way he will lose that and the Planning Board can't give right-of-ways. Catapano explained he can't sell lots with right-of-ways.

Dwayne from SELT and working with the Harvey family explained they are in the process of having 1100 acres surveyed which has not been completed and doesn't see any conflicts at this time; although they have not addressed the range road.

Clark moved, Reed seconded the motion to continue the hearing to July 14. The motion carried unanimously.

MINUTES OF 5/12/16 FOR APPROVAL – Reinhold moved, Reed seconded the motion to approve the minutes. The motion carried unanimously.

NICOLE BIZZARO (BASKETBALL FIELD NEXT TO SAU BUILDING) – Clark moved, Reinhold seconded the motion for the Chairman to sign the Purchase Order. The motion carried unanimously.

BILL FOR PAYMENT – RE: PUBLIC SAFETY IMPACT FEE \$1,680 – Reed moved, Clark seconded the motion to pay the bill for \$1,680. The motion carried unanimously.

INVOICES TIGHE & BOND – RE: GOVERNORS RUN \$219.25 – 242 MAIN ST. APARTMENTS \$538.50 – PROPANE FACILITY SHIRKING ROAD \$638.50 – Clark moved, Reed seconded the motion to approve payment to Tighe & Bond. The motion carried unanimously.

NOTICES OF DECISION FOR SIGNATURE – RE: APPLEDORE SD & LLA; FRENCH ROAD LLC 4-LOT SD & ABENAKI SP – The notices of decision were duly signed.

ADJOURNMENT: Clark moved, Reinhold seconded the motion to adjourn the meeting at 8:00pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary