

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY July 14, 2016

PRESENT – Joe Foley, Heather Clark, Brian Reed, Dave Reinhold; 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: Site Plan by
Owner/developer: Nicholas Noujaim.
Location: 201 Exeter Road, Map 38 – Lot 6

Chairman Foley read notice of a Site Plan by Nicholas Noujaim. There were no abutters present.

Nicholas Noujaim came before the Board with his proposal on the property that he purchased at 201 Exeter Road. He explained he would like to put in a 100 x 80 foot gravel bed for six (6) to ten (10) containers to store goods that are once cleaned up, will be shipped from this location. He stated he has an online website, similar to an eBay business.

The Board discussed fixing up the mobile home; lighting on the site will need to light only his property; hours of operation will be Monday through Saturday 8:00-6:00, and grading the driveway. It was explained if the business grows and more than 10 containers are needed he will need to put a building up and come back before the Board; DOT permit for the change of use, and any signage will be reviewed by Howard.

Clark moved, Reed seconded the motion to approve the site Plan with the conditions stated. 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, Applehurst Farm and Erika Martel.

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

Scott Gove from Beals Associates informed the Board they responded to the comments from Tighe & Bond, and have revised the plan t. He stated the outstanding required improvements are

to cut down the knoll as previously discussed and agreed to with the developer for site distance to propose a 22 foot pavement down to the proposed entrance approximately 100 feet prior to where French road narrows down to the culvert. He explained the proposed from 22 feet down to 20 feet to the end of the frontage of the project which was suggested by the traffic engineers.

Howard explained there old regulations were 22 and 24; the new regulations are 24 to 26. She stated her main concern is on the hill where there's water seeping through making sure that will be taken care of, and the guardrail needs to go in. He stated there are guardrails on the design.

Foley asked if it's going to narrow at the wetlands crossing. Gove stated it's going from 22 feet to 20 feet will be one taper and then 20 feet from thereon which will be approximately 600 feet. The guardrails will be from the wetlands to the culvert.

Bonnie Cushing stated her concern is this is heavily farmed area with wetlands. She asked the Board if the abutters are going to oppose the developer's proposal, will the Town afford the costs. Chairman Foley state the abutters are going to oppose the developer the abutters are responsible for any costs. Cushing stated the Town voted on two (2) acre lot and 200 feet of frontage and it's the Boards responsibility to uphold those regulations. She stated she does not feel this development will meet those regulations.

Gove informed the board that there has been discussion about the two-rod road and if there's an area less than 50 feet wide the client has agreed to deed that area to the town, and added between the two proposals the right of way will be larger.

Cushing asked that the plan be to keep the new residences more toward Nottingham Square Road to give the farm equipment room with roads being smaller. Reinhold stated it will definitely be better. She stated the bridge is 18 feet wide and will be changed to 20 feet of pavement adding two driveways to French Road and driveways will be at another part of the subdivision. Howard explained all the lots are 200 feet of frontage with two acres.

The Board agreed on the improvements to French Road of 22 feet down to Nottingham Square Road.

Reinhold moved, Clark seconded the motion to approve the improvements on French Road with the guardrails, pavement, and fix the water issue on the hill. The motion carried unanimously.

Clark moved, Reinhold seconded the motion to continue the hearing to August 11. The motion carried unanimously.

MINUTES OF 6/9/16 FOR APPROVAL – Reed moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

NOTICE OF DECISION – RE: GOVERNORS RUN – MAP 30 LOT 42 – The Notice of Decision was duly signed by Chairman Foley.

INVOICE FROM TIGHE & BOND \$901.25– RE: GOVERNORS RUN – Clark moved, Reinhold seconded the motion to approve payment of the bill to Tighe & Bond for \$901.25. The motion carried unanimously.

ADJOURNMENT: Clark moved, Reinhold seconded the motion to adjourn the meeting at 7:00pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS AUGUST 11, 2016 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary