

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY August 11, 2016

PRESENT – Joe Foley, Heather Clark, Dave Reinhold; Alternate Paul Spidle; Selectmen’s Representative Susan McGeough; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 pm., and appointed Spidle to sit in for Reed.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Three-Lot Subdivision
Owner/developer: Judy Hurlbert, Katie Essinger and Geoff Rallis
Location: 43, 47 & 49 Mill Street, Map 030 – Lot 011

Chairman Foley read notice of a Three-Lot Subdivision by Judy Hurlbert, Katie Essinger and Geoff Rallis. There were no abutters present.

Geoff Rallis came before the Board to explain the three-lot subdivision. He informed the Board these lots were granted a Variance and that the common area will remain the same. He stated because of the condominium form of ownership, one of the owners was forced to pay 32 percent more for mortgage. He stated this benefits the owners and town to have their own ownership.

Howard explained that the water & sewer and electric and easements need to be depicted on the plan.

Clark moved, Spidle seconded the motion to approve the plan, with the conditions stated by Howard. The motion carried unanimously.

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

PUBLIC HEARING: Continued 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 Continued 33-Lot Conventional Subdivision by French & Nottingham, LLC. Abutters present: Erica Martel, Peter Marrone, Michael Murphy.

Scott Gove from Beals Associates explained the plans are near completion with the last outstanding issue on the site was the right-of-way boundary. He explained on the right corner of French Road has been determined that the boundary of the triangular piece on the northeast corner the right-of-way of French Road off Nottingham Square Road to French Road has been delineated as two rods, 30 feet wide, and the main concern is the exiting travel lane being used today. Part of this road as requested by the board is being re-constructed and will be bring the curvature into the now found limits of the road’s right-of-way.

Chairman Foley asked that the applicant is going to shift the road south that is on Martell's property. Gove stated that is correct and will not affect lot 33.

Chairman Foley inquired with Martel if she is in agreement to what is going to be done. Martel stated yes.

Martel asked if the pavement is left and the road is going own 5 feet what will the slope will be. Gove explained if the knoll will be taken down and the roadway at the highest point will be at 3 feet taken off.

Catapano explained the active and substantial will be when improvements are done on Nottingham Square Road and then the cul-de-sac; upgrade French and Nottingham Square Road so there's never a dead end road. Will lock the in for five years.

Bonnie Cushing inquired when developing the site starts, why not come into the Echo Farm and then French Road. She asked how many phases there are to this project. Howard explained there wasn't any discussion on phasing, but stated that is what the board is now discussing. Howard explained Phase one will be the upgrading of Nottingham Square Road and upgrades on French Road. Phase two will be the loop road from French Road to Nottingham Square Road, and Phase three will be the two cul-de-sacs.

Chairman Foley advised if there's any problem with the equipment impeding with the farm to call the town.

Chairman Foley stated as part of the Phase 1 work, Nottingham Square Road cut and paved all done, then Spur Road and up French Road will cut the knob down and will be graveled and paved.

Spidle asked where on the plan it will be cut down. Gove stated right in front of the existing house there's an area that will be cut down.

Howard noted the conditions to respond to town engineers letter; road bonding needs to be approved; state permits; road names need to go through fire department and then to the Board of Selectmen; active and substantial improvements to Nottingham Square and French Road, and to give abutters 48 hour notice of work being done during the business week to allow farmers to get their work done and Impact fees. Howard explained the road bonding amount needs to be reviewed by Howard and the Town's engineer. Howard explained a deposit of \$5,000 will go into the existing escrow account, held by the Town, for engineering review of the installation of the roadway. She stated if during the inspection period the balance is below \$1,000 another deposit will be required.

McGeough informed the developer the Town wants developers to use historical names for the roads in their subdivision, and shall be approved by 911 Liaison and the Board of Selectmen.

Mike Murphy explained he missed the past meetings has questions regarding the roads and drainage. His questions were addressed by Gove.

Spidle moved, Clark seconded the motion to conditionally approve the plan with the conditions stated. The motion carried unanimously.

PUBLIC HEARING: Six-Lot Subdivision
Owner/developer: Black Birch, LLC
Location: Delaney Road, Tax Map 023 – Lot 176

Chairman Foley read notice of a Six-Lot Subdivision by Black Birch, LLC. Abutters present: Rodney Gagne, Kevin Kelley, Vaughn Cloutier.

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

Mike Schlosser came before the board with the proposal. He explained five of the lots will be single family homes and one of the lots that has a community well will be the sixth lot; the entire lot being 18 ½ acres. He explained this is a subdivision that was previously approved that was not completely constructed and has several gravel roads. He stated there are a fair amount of wetlands on this site.

Schlosser explained the proposed drive is approximately 1030 feet long ending in a cul-de-sac. He stated the existing driveways will not be covered up by the new road and will be loamed and seeded. He explained the run off from that portion of the road is collected and treated in a storm water pond.

Schlosser and Board members discussed three waiver requests.

1. Waiver from the Subdivision Regulations Section D. (19.b) drainage Structures – Reinhold moved, Clark seconded the motion to deny the waiver. The motion carried to deny the waiver.

2. Waiver from Subdivision Regulations, Section Street Construction Standards Table, minimum pavement width 24 feet - Clark moved, Reinhold seconded the motion to deny the waiver. The motion carried to deny the waiver.

3. Waiver from Subdivision Regulations, Section D. (7); cul-de-sacs, no dead end street shall be extended from another dead end street - Clark moved, Reinhold seconded the motion to deny the waiver.

He explained the reason for asking for the waiver is Delaney is not a typical dead end cul-de-sac, although it has a single point of access, the development is at the back and there's a loop road with an inter-connected street, which allows for a way for those single family homes to exit. He explained they are not looking to extend the street out further than already exists.

Chairman Foley explained the Town's regulations says no dead ends off a cul-de-sac because of a life safety and fire issue, and would violate the intent of the regulations.

The motion carried 4 – 1 to deny the waiver. Spidle voted to approve.

Howard explained there is an access road and asked the Board if they were in favor of allowing the applicant to research that and continue to the next meeting.

Abutter Kevin Kelley requested to maintain as much as a vegetation buffer as possible, as the Board has on most subdivisions. Schlosser agreed. Kelly asked if approved, what would be the construction time. Steve Oles of Norway Plains Associates, Inc., commented construction would start in the spring, one lot at a time. Kelly commented about Delaney Road and if it needs to be resurfaced that the existing elevation is 8+ inches higher than his driveway and should be graded to bring the road down as it is much higher than it should be.

Abutter Ron Gagne concurred with Kelley.

The Board agreed to continue the hearing to September 8.

PUBLIC HEARING: Site Plan

Owner/developer: Ban Dissanayake
Location: 419 Calef Highway, Tax Map 016 – Lot 052

Chairman Foley read notice of a Site Plan hearing by Ban Dissanayake. Abutters present: Karen Leduc and Nathan Kamensky.

Ban Dissanayake thanked the Town officials and fire department for their help with his project. He introduced his business partner Robbie and explained how they met and came up with this business. He then presented his business proposal to the Board. He wants to store equipment in the proposed building at this location and then ship them to other counties. Any work done to the equipment will be cosmetic only; they will not be doing any engine work or store any hazardous material on site. He would also like to rent the equipment prior to it being purchased or shipped.

Dissanayake then began to explain his mobile hydraulic hose business. He would like to store a van on the property that has a hydraulic hose machine in it. He would get calls from individuals who have a broken hose and meet them where their equipment is broken down and make them a new hose. He stated it would be compatible to the proposed business. He stated the machine does not make any noise, does not spill any oil, and there will be no toxic waste.

Dissanayake then spoke about his curb cut. He got approval from NHDOT. He did not want to use the shared driveway because the abutting property is residential not commercial, that is why he proposed his own curb cut.

Dissanayake introduced Mike Riley to explain the hydraulic hose machine. The Board watched a video on how the machine works. He then proposed this portion of his business. He is proposing to have once machine in his building and one machine to be mobile.

Spidle asked what kind of machines are in the display area.

Dissanayake would like three machines on the side of the building. These machines are waiting to be shipped; any repairs would take place where it is being shipped to since it is more cost effective.

Howard explained that once his building is full, Dissanayake would like to store overflow equipment outside. Spidle asked for the size of the equipment. Dissanayake explained it will be smaller equipment such as mini-excavators or bull dozers; all large equipment goes to the shipping facility because it is expensive to move.

Chairman Foley stated that he will be buying used equipment and used equipment is typically coved with oil that is why it does not work. Dissanayake stated he will fix it wherever he picks it up so that he can move it due to the fact a broken machine does not move. They will not be fixing machines at this location. Chairman Foley stated that machines leak and that any equipment outside has to be a concrete pad to catch any liquids. The Board agreed.

Clark asked how many machines can be stored inside the building. Dissanayake stated he can store 8-10 machines in the building. She then asked how many machines he would like to store outside. Dissanayake stated he would like the maximum to be five.

Selectmen McGeough asked about the rental business. Dissanayake then explained that before a piece of equipment sells he would like to be able to rent the equipment out to make money on inventory that is just sitting there.

The Board then opened the meeting to the public.

Abutter Nathan Kamensky stated this is a residential commercial zone. The purpose of the RC zone is to preserve the rural land use by permitting residential development and to allow for the future commercial expansion along 125, permitted uses detached dwellings, etc. and there are some permitted accessory uses.

Howard then informed Kamensky that the Town voted to change the zoning and allowed special exceptions uses to become permitted uses. She then stated that this use falls under wholesale establishment.

The Board then discussed the business. Howard stated he wanted to store equipment in his building that will be shipped, rent equipment, and have office space for his mobile hydraulic hose van that will be stored on site. She then stated if the business were to expand that the current site is not big enough and the business would have to be relocated or open another site, and if Dissanayake would like to make any change to his site plan in the future, he would have to come back before the Board.

The Board then discussed the uses; the whole sale business is permitted. The rental business is not permitted. The mobile hydraulic hose van is permitted and can be stored onsite. One piece of equipment (mini-excavator, no cranes or large equipment) can be stored outside on a concrete pad with raised issues.

Chairman Foley explained to Dissanayake the Board needs to see a drainage plan, add landscaping or fence to Kamenskys property line, and septic approval.

Clark moved, Reinhold seconded the motion to continue the hearing to September 8. The motion carried unanimously.

MINUTES OF 7/14/16 FOR APPROVAL – Spidle moved, Reinhold seconded the motion to approve the minutes. The motion carried unanimously.

NOTICE OF DECISION FOR SIGNATURE – RE: SITE PLAN NICHOLAS NOUJAIM – Chairman Foley duly signed the Notice of Decision.

INVOICE FROM TIGHE & BOND – RE: NOTTINGHAM SQ. RD. \$2,438.50 – Spidle moved, Clark seconded the motion to approve the payment for \$2,438.50. The motion carried unanimously.

INVOICE FROM EPPING HIGHWAY DEPT. – RE: APPLEDORE HOMES PRESCOTT RD. CULVERT \$ 1,000 – Clark moved, Selectman McGeough seconded the motion to approve the payment for \$1,000. The motion carried unanimously.

ADJOURNMENT: Reinhold moved, Clark seconded the motion to adjourn the meeting at 8:30pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS SEPTEMBER 8, 2016 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary