

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY October 13, 2016

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

PLEDGE OF ALLEGIANCE TO THE FLAG

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

The public hearing was cancelled with the request brought before the Board for discussion.

Attorney Chris Wyskiel came before the Board to discuss a proposal for Delaney Road. He explained the six-lot subdivision was brought before the Board of Selectmen who were not in favor of the proposal, due to lack of money. Wyskiel explained the proposal is to bring a new application before the board at the November meeting.

Wyskiel stated the new proposal is for a two-lot subdivision, and noted because of the substantial wetlands they will have a common driveway, one driveway cut to Delaney Road. He explained the conceptual plan showing delineation from prior plan the driveway where it is would be no crossing.

He stated the applicant is looking for a conditional approval, subject to the applicant going before the Zoning Board.

Chairman Foley asked the Board if they were all set with the new proposal coming back, stating it meets all the requirements. The Board were in agreement of the applicant coming back to the board with a new plan.

PUBLIC HEARING: Re-approval of a Site Plan
Owner/developer: John Grammas
Location: 12 Main Street, Tax Map 029 – Lot 294-002

Chairman Foley read notice of a re-approval of a Site Plan by John Grammas.

Christian Smith from Beals Associate, along with Tom House architect for the build out, came before the Board with the proposal. He explained this was previously approved in 2005-2006 and everything was done on the property aside from construction of the final two lots. He explained all of the parking and curbing is in, all of the drainage facilities and underground detention and treatment pond, all utilities on site are in. Smith noted in the parking regulation change the town also reduced the parking stall length. He explained the front two stalls is wide enough than when reduced another can be added. He explained the waiver under the current zoning would be 60, now requesting 53. Smith explained the entire parking to the west was empty, and the entire parking stall facing south had five cars, clearly shows it more than adequate for parking.

Smith explained there will be updates on the landscaping plan.

Selectman McGeough stated she has concerns with the waiver for parking, explaining on the weekends and holidays the parking lot is already full. She asked what type of businesses are being proposed, and noted when there is a problem with parking across the street, people use this parking lot. She also reminded the Board there was a stipulation on the previous approval any proposals would have nothing to do with food type businesses.

Howard stated the proposal is going to be just retail.

John Grammas back when this was approved for smaller fast food operation and then the parking ratio has changed. Chairman Foley asked if the parking shared between the two facilities. Grammas stated it is shared, and that Attorney LaPointe is handling the site and will have cross traffic between Walgreens and this site.

Chairman Foley asked how many parking spaces, Grammas stated 128 parking spaces.

Clark asked how many store fronts will be there. Tom House explained currently the approval was for three tenants, now they are looking at four tenants, without changing the plan.

Chairman Foley noted the applicant is requesting a parking waiver, approval on architectural, and to reconfigure the plan for five more years, and stated only change since 2005 was the parking regulations.

Reed moved, Reinhold second the motion to approve the waiver. Motion carried 3 to 2; Selectman McGeough and Clark voting against the waiver.

Clark moved, Reinhold seconded the motion to approve the architectural as presented. The motion carried unanimously.

Chairman Foley addressed the signage. Howard reminded the Board as long as the signage meets the regulations, the board has allowed her to review and approve the sign. However, if a request for a sign came in and needed a waiver, the Board reviews the sign.

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

Reed moved, Reinhold seconded the motion to approve the parking waiver, architectural and the new parking layout. The motion carried unanimously.

PUBLIC HEARING: Site Plan and Conditional use Permit
Owner/developer: Carl Eberth
Location: 14 Jannell Court, Tax Map 030 – Lot 078

Chairman Foley read notice of a hearing for a site plan and conditional use permit by Carl Eberth.

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

Joe Coronati came before the Board with his proposal. He explained this site is on Jannell Court across from Zampas, an industrial building with a business called American Building and Install Insulation. Coronati explained the applicant is looking for more 17 more parking spaces to keep parking off the lawn area; he explained there are 3 parking spaces out back, and to widen the parking area entrance onto Jannell Court.

Coronati explained the Conditional Use Permit is for being in the wetland buffer area.

Clark moved, Reed seconded the motion to approve the plan for the Conditional Use Permit, conditionally on comments from Conservation Commission. The motion carried unanimously

PUBLIC HEARING: Site Plan and Conditional use Permit
Owner/developer: Lamprey River Building, LLC
Location: 8 Exeter Road, Tax Map 030 – Lot 044

Chairman Foley read notice for a conditional use permit. There were no abutters present.

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

Joe Coronati came before the Board to explain the proposal for a Site Plan and Conditional Use Permit on the Zampa site to make slight changes to the building. He explained there will be four different building additions going. Coronati explained on the front of the building at the doorway there will be a 177 square foot portion to be added at the front door to provide a handicap access; to the west is a 64 square foot addition where there's a wooden deck where the deliveries were made which will be boxed in to help with the inside of the kitchen; 103 square foot addition with new stairs in the back that will be covered, and a 317 square feet addition at the gable end of the building that will be extended out and will be up on posts with additional seats, totaling 665 square feet of building additions, with two additional handicap parking spaces.

Clark asked where deliveries will be taken. Wilson stated at the same location as now, explaining with the addition it's adding more space to the kitchen.

Clark moved, Reinhold seconded the motion to approve the Conditional Use Permit with the conditionally on comments from Conservation Commission and obtaining the shoreland permit. The motion carried unanimously.

PUBLIC HEARING: Site Plan and Conditional use Permit
Owner/developer: Utility Trailers of New England
Location: Route 125, Tax Map 023 – Lot 183

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

Joe Coronati accompanied by John Cummerford came before the Board to explain the proposal. Coronati explained this is the site behind the Commons that's been used as a storage site and basically wooded area. Coronati stated Cummerford is looking to purchase this property to create a resale business for trailers. He explained there's an access road and a gravel pit out back. The proposal is to install a wired driveway into the property with an area to put trailers for resale and a small office type building.

Chairman Foley questioned if this would become an active pit. Cummerford responded there will be no active pit.

Selectman McGeough moved, Clark seconded the motion to approve the Conditional Use Permit conditionally on obtaining DOT permit, comments from Conservation Commission. Hours of operation 7:00am to 7:00 Monday through Saturday. The motion carried unanimously.

PUBLIC HEARINGS: Public Safety (Police and Fire) Impact Fee Schedule and Capital Improvements Program (CIP).

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

Clark moved, Reinhold seconded the motion to approve the Impact fees at 90% immediately and will revisit next October 2017. The motion carried 4-1; Chairman Foley opposed to the increase.

MINUTES OF 9/8/16 FOR APPROVAL – Clark moved, Reed seconded the motion to approve the minutes. The motion carried unanimously.

APPROVAL OF 2017 PLANNING BOARD BUDGET – Clark moved, Reed seconded the motion to approve the board's 2017 budget. The motion carried unanimously.

BILL FOR PAYMENT – RE: PUBLIC SAFETY IMPACT FEE \$520.00 – Clark moved, Reed seconded the motion to pay the bill for \$520. The motion carried unanimously.

BILL FOR PAYMENT – RE: TIGHE & BOND DELANEY RD. SUBDIVISION \$537.00 – Clark moved, Reed seconded the motion to pay the bill for \$537. The motion carried unanimously.

NOTICES OF DECISION FOR SIGNATURE – RE: SUSC EPPING REALTY TRUST; SUSC EPPING REALTY TRUST & PATTERSON REAL ESTATE DEVELOPMENT; BAN DISSANAYAKE; WOODWORTH AUTOMOTIVE REPAIR – The notices were duly signed.

ESCROW ACCOUNTS TO BE CLOSED – RE: WS GOODRICH - \$20.00, VALVOLINE - \$5,000, CORNERSTONE - \$150.00, MOREAU - \$500.00, APPLIEDORE - \$1,000 – Clark moved, Reed seconded the motion to close out the accounts. The motion carried unanimously.

ACCEPTANCE OF TREY'S WAY -- Clark moved, Reed seconded the motion to recommend that the Selectmen accept the road unanimously.

Howard explained the plan for William Fletcher, which was approved in 2007, has expired. She stated he has everything done on site except the 60 x 100 building and wants to add the 40 feet on.

Selectman McGeough moved, Clark seconded the motion to allow Fletch to continue forward without coming back before the Board. The motion carried unanimously.

ADJOURNMENT: Clark moved, Reinhold seconded the motion to adjourn the meeting at 8:20pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS NOVEMBER 10, 2016 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary