

## **EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY November 10, 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:** Minor Two-Lot Subdivision  
**Owner/developer:** Black Birch, LLC  
**Location:** Delaney Road, Tax Map 023 – Lot 176

Chairman Foley read notice of a Minor Two-Lot Subdivision by black Birch, LLC. Abutters present: Rodney Gagne & Jessica Fairchild, Jennifer Dowling.

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

Attorney Chris Wyskiel came before the Board with a new plan for a two lot Subdivision to place 300 feet of frontage on lot two, which is the first lot on Delaney Road to accommodate a duplex development and the second lot to support a single family house lot. Attorney Wyskiel submitted paperwork stating if the design is conditionally approved they will be seeking approval on condition to go to the Zoning Board to declare the property use to the residential zone.

Chairman Foley stated the Board has no jurisdiction on what type of house is built; it’s not up to the Board if the application for a duplex receives a variance.

Brittany stated this property is in a wetland’s buffer so the plan will have to go to the Conservation Commission for comments.

Howard explained a request from abutter Kevin Kelley came in to have a no cut buffer between this site and Kelley’s property. The Board as a whole did not approve Kelley’s request.

Clark moved, Reed seconded the motion to approve with the Conservation Commission approval and Zoning Board approval on the declaration of zone. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Realty Acquisitions, LLC  
**Location:** 86 Calef Highway & Main St., Tax Map 029 – Lot 286

Chairman Foley read notice of a Site Plan by Realty Acquisitions, LLC. Abutter present: Ray Brown.

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

Rob Graham and Joe Coronati came before the Board with the proposal. Graham explained they are converting the site to bank

Coronati explained the site has two curb cuts and a large wide open curb cut on Main Street. He stated the proposal is for a much less intense use and will close off the curb on 125 and narrow down the entrance on Main Street to a 24 foot wide entrance, create onsite parking and as all banks it will have a drive through that will wrap all around on 125 and exit out onto Main Street. Coronati explained there will be adequate parking, a small canopy, and a one lane drive thru in the rear and an ATM lane. He stated there will be a couple parking spaces in the back for employees and nine spaces of parking in the front for customers. Coronati explained they are proposing to complete the sidewalk at the epicenter where it ends and to be completed all the way to the intersection of 125 and Main Street.

He explained he went to the Board of Selectmen to obtain approval to do a sidewalk on Town property. He stated the Selectmen requested a catch basin at where the sidewalk jars out along Main Street. Coronati stated they will be adding green space off site and will connect the sidewalk to the front door.

He stated there is no need for a dumpster that all their paperwork is shredded and taken off site.

Selectman McGeough stated she wants to see a listing of what will be used for landscaping. Graham explained they will be back in at a later date with the store design and landscaping plan. Selectman McGeough stated she also wants to see what the lights will look like. Whatever the plan is of the builder he needs to follow and the owner needs to take responsibility of the site. Graham stated it will be stipulated that the owners will keep the landscaping up. Selectman McGeough stated she would like to see same type of lighting that is at Walgreens.

Graham noted they are proposing to be back before the board with the architectural, photometric, lighting and landscaping plan.

Howard noted this will be back before the board with the lighting, landscaping, architectural, bonding from Tighe and Bond and will be going before the Zoning Board.

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

**MINUTES OF 10/13/16 FOR APPROVAL** – Clark moved, Reed seconded the motion to approve the Minutes. The motion carried unanimously.

**INVOICE TIGHE & BOND** – re: Propane Facility Shirking Road \$238.00 – Clark moved, Reed seconded the motion to approve payment of \$238.00. The motion carried unanimously.

**NOTICES OF DECISION FOR SIGNATURE** - SP John Grammas, SP Carl Eberth, SP Lamprey River Building, LLC, SP Utility Trailers of New England. The notices of Decision were duly signed by Chairman Foley.

**ACCEPTANCE OF ORCHARD VIEW** – Howard explained speed limit sign need to be put into place, Plunge Pool needs to be mowed, two culverts that need to be cleaned out, and Molly Way and Anthony Way street sign and stop signs need to be put up.

Chairman Foley asked if the two bonds the Town holds sufficient to cover what needs to be done. Howard stated more than enough.

The Board agreed as long as the five items are addressed it will go before the Board of Selectmen.

Clark moved, Reinhold seconded the motion that once the conditions are met then the acceptance of the road can go to the Board of Selectmen.

**ZONING** – Workforce housing stays the same – No changes.

Accessory Dwelling Units (ADUs) aka In-law Apartments – there are regulations that need to be changed to meet the new state law.

Age of mobile homes – we currently allow anything built after 1976 that is a 40 year old unit – This needs to comply with the current building code.

Need to amend sign regulations and take out feather signs.

Tattoo shops – Not allowed anywhere in Town. Board is against adding this business to the Town regulations.

Community Planning and Development Department no longer exists – update administration section to reflect this change.

**ADJOURNMENT**: Reed moved, Clark seconded the motion to adjourn the meeting at 7:20pm. The motion carried unanimously.

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

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary