

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

**THURSDAY January 12, 2017**

**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:** (Continued) Six-Lot Subdivision  
**Owner/developer:** Patterson Real Estate, LLC  
**Location:** Shirking Road Tax Map 035 – Lot 036

Clark moved, Reinhold seconded the motion to continue the hearing to February 23, 2017 at 6:00pm. The motion carried unanimously.

**DISCUSSION:** Joe Galinha (Map 037 – Lot 006 & Map 038 – Lot 008) Exeter Rd.

Joe Galinha, owner of All Phase Paving and Excavating came before the Board with a request to start a business on Exeter Road. He explained this will be a paving and excavating business, and would like to have his business for crushing rock and selling it to customers. He explained there are two lots on this property, approximately 37 acres but will only use from the pond forward and west of the pond.

Howard explained this is a non-conforming use so it’s allowed to sit on the house lot where he already has stockpiles and can use the house lot as it stands. She stated the flagpole lot can do whatever he wants with approval from the board.

He explained he’d like to set up concrete bins for concrete and asphalt to recycle and crush for driveways and sidewalks and screen topsoil, with a possibility of selling mulch. He stated he has three excavators that will be out on the job sites, three dump trucks and will eventually buy a loader.

Reinhold asked Galinha what size the pile of topsoil is. Galinha stated approximately 100 feet by 75 feet, and approximately 20 feet, approximately a couple thousand yards.

Chairman Foley explained with respect to the asphalt an engineer will be needed that this meets DES requirements and will need to be contained. Chairman Foley informed Galinha he will also have to submit plans to the Lamprey Advisory Committee and engineering for the storage and if engineer is okay to say that it’s acceptable, it will be acceptable to the board.

**PUBLIC HEARING:** Zoning Ordinances

Chairman Foley read notice of a Public Hearing for Zoning Amendments.

## **Zoning Warrant Articles – 2017**

### **Warrant Article 2**

### **Administration – Department Name Change – Zoning Article 11**

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Town Zoning Ordinance to change Community planning and Development Department to the Planning and Building Department? This Department was renamed within the last year and the proposed amendment to the Zoning Ordinance will reflect that change. **[Recommended by the Planning Board 5-0] Majority Vote Required**

### **Warrant Article 3**

#### **Accessory Dwelling Units (In-law Apartments) - Zoning Article 6 Section 13**

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Town Zoning Ordinance to modify the requirements for accessory dwelling units (in-law apartments)? The Board adjusted the size requirements, the definition, number of bedrooms allowed, and septic review for these units. The proposed changes will insure that the Town is compliant with the new State Statute. **[Recommended by the Planning Board 5-0] Majority Vote Required**

### **Warrant Article 4**

#### **Campers – Zoning Article Section 6 Section 9**

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Town Zoning Ordinance to not allow campers to be used as residential housing in all zones and not allow the storage of said units in front yards? The Board of Selectmen will still be able to approve them, if necessary, for temporary housing while a residential unit is being constructed. **[Recommended by the Planning Board 5-0] Majority Vote Required**

### **Warrant Article 5**

#### **Temporary Signs – Zoning Article 19**

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Town Zoning Ordinance to change the temporary sign regulations in Town? The regulations will be moved from the Site Plan Regulations to the Zoning Ordinance. Temporary signs will now require a minimal permit from the Building Department and there will be time restrictions on these signs. The Board believes temporary signs should be used for events not for additional building signage and that they can become distracting. **[Recommended by the Planning Board 5-0] Majority Vote Required**

### **Warrant Article 6**

#### **Tattoo Shops – Zoning Article 2 Section 4.3 and Article 6**

Are you in favor of the adoption of Amendment No. 5 as proposed by Petition for the Town Zoning Ordinance to allow traditional tattoo shops with a specialty in medical techniques as a permitted use in the central business district? The operation shall be required to offer medical camouflage techniques as well as traditional tattoo methods as part of the business model. Medical camouflage techniques that include but are not limited to: correction of color or camouflage of scars, melanin deficiencies, hair replication, and areola pigmentation for cancer survivors. The establishments shall operate as a private business, with no walk-in advertisement. No tattoo establishment shall be permitted within 1000 feet of another tattoo business and shall not be permitted within the same building as another tattoo establishment. **[Recommended by the Planning Board 3-2] Majority Vote Required**

**MINUTES OF 11/10/16 FOR APPROVAL** – Selectman McGeough moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICE FROM TIGHE & BOND – RE: KENNEBUNK SAVINGS BANK \$896.25** – Clark moved, Reinhold seconded the motion to pay the invoice for \$896.25. The motion carried unanimously.

**INVOICE FROM JAF INDUSTRIES, INC. – RE: OFFSITE IMPROVEMENTS PRESCOTT ROAD (APPLEDORE \$969.80)** – Reinhold moved, Clark seconded the motion to pay the invoice for \$969.80. The motion carried unanimously.

**NOTICE OF DECISION – SEACOAST SOCCER** – The Notice of Decision was duly signed by Chairman Foley.

**LOT MERGER'S FOR SIGNATURE – RE: SUSC REALTY TRUST** – The Lot Merger was duly signed by Chairman Foley.

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

**NOTE: THE NEXT MEETING DATE IS FEBRUARY 23, 2017 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary