

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY February 23, 2017

PRESENT – Joe Foley, Heather Clark, Dave Reinhold, Brian Reed; Selectmen’s Representative Susan McGeough; 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

DISCUSSION: Christian Smith
French Road Building Permit
Map 002 Lot 010-002

Christian Smith, representing Frank Catapano, came before the Board on a project at French Road requesting the possibility to obtain a building permit while the road is being worked on.

Howard explained a building permit for Lot 4 was requested and part of the Board’s approval was the upgrades to the French Road spur were done. She stated she sees no issues with the building permit, and informed the Board there will be no CO given until the top layer and ditching is complete.

Howard stated improvements have been made in front of Lots 1 & 2. Reinhold agreed.

Chairman Foley explained it will be stipulated on the building permit that no CO is given until the crushed gravel layer and ditching are complete.

Clark moved, Reinhold seconded the motion to allow building permits on Lots 2, 3, 4 & 5, and that no CO will be given until road work is complete. The motion carried unanimously.

DISCUSSION: Christian Smith & John Grammas
Rail Trail location behind Walgreens
Map 029 Lot 294

Christian Smith, representing John Grammas, came before the Board on a previously approved site at this location. He explained Grammas is now in discussion, an agreement with AmeriGas to purchase their property. Smith explained they are working with the Department of Resources and Economic Development is option A to reduce the right-of-way down to 20 feet, and Grammas would take the remainder of the parcel and the remaining 20 foot right-of-way the trail will be relocated and connect it at a point as shown on the plan. He explained Option B if the sale of AmeriGas goes forward to eliminate the trail and bring the trail in from the west across the right-of-way. Smith stated they are asking for a letter from the Board in support of this request.

Howard explained the Board has already commented on this back in May. She stated the board should come to an agreement on which option they would like, and she will draft a letter with the Boards agreement. Howard offered if he purchases AmeriGas the best option would be Option B because you don't want a trail slicing right through the plan; if he doesn't purchase AmeriGas, Option A is the way it will be. The Board as a whole agrees on supporting the decision on the trail.

PUBLIC HEARING: Minor Site Plan
Owner/developer: All Phase Construction
Location: 165 Exeter Road, Map 038 – Lot 008 & Map 037 – Lot 006

Chairman Foley read notice of a Minor Site Plan by All Phase Construction. There were no abutters present.

Paige Libbey and Chris Albert from Jones & Beach came before the board with the proposal. Libbey explained this is currently a single family house and barn that was used as a construction business. She explained the applicant is proposing to keep the house and reuse the barn for the construction business and All Phase Construction would like to add storage for materials, and gravel driveway for trucks. She explained there is an organic filter berm with a sediment trap in front in case gravel is to go toward the pond. She stated there is a liner underneath the asphalt storage area.

Clark moved Reinhold seconded the motion to approve the Minor Site Plan and hours of operation of 7:00am to 7:00pb Monday through Friday, and 7:00am to 5:00pm Saturday with signage to be approved by Howard. The motion carried unanimously.

PUBLIC HEARING: Amended Site Plan
Owner/developer: Kennebunk Savings Bank
Location: 86 Calef Highway, Map 029 – Lot 286

Chairman Foley read notice of an amended site Plan by Kennebunk Savings Bank. There were no abutters present.

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

Paige Libbey and Chris Albert from Jones & Beach came before the Board with an update on Kennebunk Savings to show signage and landscaping and architecturals. Libbey explained they will reuse the two posts already on site for the signage. Show the maximum sign for freestanding and building sign. Libbey explained the landscaping, with privacy trees along the right site between Starbucks and some flowered shrubs and hedge rows along the entrance. She noted another change is the drainage along Main Street and added two catch basins right at the sidewalks at the entrance.

Libbey stated there is an update on the architectural plan, which is the same as explained previously showing the size of the building and under the canopies will be lit with wall lights along the building, and one light behind the parking which is matched to look like the lights at Walgreens.

Selectman McGeough questioned the height of the bushes and asked the applicant look at a plant/bush that will maintain its shape and color throughout the year. Albert stated he will look into that request.

Clark moved Reinhold seconded the motion to approve the revised plans with the contingency for acceptable landscaping. The motion carried unanimously

PUBLIC HEARING: Six-Lot Subdivision
Owner/developer: Patterson Real Estate, LLC
Location: Shirking Road Map 035 – Lot 036

Chairman Foley read notice of a six-Lot Subdivision by Patterson Real Estate, LLC. There were no abutters present.

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

Howard explained the Board has already seen and discussed the propane and New England Paving, so the only topic on those two will be the changing of one of the driveways. She stated the only thing to be discussed on this application is the subdivision.

Paige Libbey and Chris Albert from Jones & Beach came before the Board on two lots in front that were approved, one which is a construction business and the other a propane site. She explained this is for six new lots which will be an Industrial Subdivision. Libbey showed two gravel driveways to be closed off and will be creating another entrance and a new road to the construction businesses will be entering off that new road. Libbey explained the road will have roadside ditches which will outlet into a bio retention system and a wet pond. She explained the wet pond and bio retention both outlet into a swale and into the wetland.

Libbey informed the Board they met with TRC and the comment was to make a fire pond, met with the conservation commission and they requested to relocate the cul-de-sac which has been done and added curb cuts.

Chairman Foley asked about the dimension of the cul-de-sac, Paige stated the radius is 75 feet.

Howard asked about off-site improvements for Shirking Road. Albert asked since the application shows the distance of the frontage of the propane facility being cut out will that be considered as part of an impact which is 750 feet. Chairman Foley stated the applicant is responsible for the frontage of 750 feet plus 25% which is 937 feet to be put in a five-year escrow for the Town to do the overlay.

The Board as a whole agreed on vesting to base coat being complete and top coat being complete when finished.

Howard stated any work in the right-of-way needs to get a permit

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

MINUTES OF 01/12/17 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried unanimously.

INVOICE TIGHE & BOND FOR PAYMENT – RE: SHIRKING ROAD INDUSTRIAL PARK \$896.25 – Clark moved Reinhold seconded the motion to approve the invoice for payment. The motion carried unanimously.

INVOICE TIGHE & BOND FOR PAYMENT – RE: SEACOAST UNITED FIELDS \$1,296.25 – Clark moved Reinhold seconded the motion to approve the invoice for payment. The motion carried unanimously.

ADJOURNMENT: Clark moved Reinhold seconded the motion to adjourn the meeting at 7:30pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS MARCH 9, 2017 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary