

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY June 8, 2017

PRESENT – Joe Foley, Heather Clark, Dave Reinhold, Selectmen’s Representative Mike Yergeau; 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

PUBLIC HEARING: One Lot Subdivision & Adjust Lot Lines
Owner/developer: W.T. Porter Realty Investments, Inc.
Location: 276 Calef Highway Tax Map 030 – Lot 042

Chairman Foley read notice of a continued hearing for a One Lot Subdivision, Site Plan and Lot Line Adjustment. Abutter present: Telly’s.

Mike Garrepy came before the Board to present the proposal on a plan that was before the Board at the May 11th meeting. He reminded the Board this plan has been granted condition approval subject to several conditions. He noted they have received all their state permits, and still waiting for the DOT permit.

Garrepy showed the amended plan and some additions to the plan. He showed the proposed Telly’s lot configuration which is an approved the Lot Line Adjustment shifting the lot line over to the south. He explained the new agreement to Telly’s is to give them 50+ feet to the east which will provide them to do things out back when they are ready. He showed the remaining parcel and the original lot line, and stated they are looking at possibly deeding the conservation easement with the Land Trust.

Garrepy stated the Site Plan, at this time, is not changing and informed the board there no identified tenants for one of the retail buildings.

Garrepy explained tonight they are looking at moving lot lines and discussing a condominium plan. showed an updated easement plan. Garrepy explained the commercial condominium unit will be taking about an acre of land and the car wash will have it’s on land, and approximately 2.02 acres for the condominium unit B.

Howard added when phase II comes in and at that time the Board will require access to the lots to get to the back lot. Garrepy agreed via an easement.

Garrepy showed an updated easement plan which identifies the drainage easement in favor of the Telly’s lot when they do their parking area. He stated that Telly’s is giving a 30-foot-wide utility easement to this application on their front property. He showed an existing 50-foot-wide easement and another easement that all the properties will be tied to. Garrepy explained in the agreement with Telly’s, they are providing Telly’s with reciprocal access to the southerly access to their lot.

Garrepy spoke about the highway plan which is slightly reconfigured. Howard stated it is in line with what the board requested. Garrepy explained DOT is requiring the southerly curb cut to be a right turn only.

Attorney Xenakis requested the Board vote on the easements especially since there will be a new curb cut and to make sure Telly's does have the easement that was discussed.

Clark moved, Reinhold seconded the motion to approve the lot line adjustment for Telly's adding +/- 50 feet on the back. The motion carried unanimously.

Clark moved, Reinhold seconded the motion to approve the subdivision as is of the "proposed" conservation land along the Lamprey that meets all the requirements. The motion carried unanimously.

Clark moved, Reinhold seconded the motion to accept the plans for the easement as proposed on plan A2 on 4/28/17. The motion carried unanimously.

Garrepy explained the Condo plan to is separate the two uses for ownership purposes only. He explained the carwash will have their own parcel and operate their building on .99 acres, and the retail lot will sit on approximately 2 acres of land.

Clark moved Reinhold seconded the motion to approve the condominium plan. The motion carried unanimously.

PUBLIC HEARING: Amended One Lot Subdivision & Lot Line Adjustment
Owner/developer: W.T. Porter Realty Investments, Inc.
Location: 276 Calef Highway Tax Map 030 – Lot 042

Mike Garrepy announced this application has been withdrawn.

MINUTES OF 05/11/17 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried unanimously.

MASTER PLAN – Chairman Foley announced the deadline to respond to the Master Plan survey is Monday, June 12, 2017.

ADJOURNMENT: Clark moved Reinhold seconded the motion to adjourn the meeting at 6:45pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS JULY 13, 2017 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary