

EPHING, NH PLANNING BOARD MEETING MINUTES

THURSDAY August 10, 2017

PRESENT – Joe Foley, Susan McGeough; Alternates Paul Spidle and Joseph Trombley; Selectmen’s Representative Mike Yergeau; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 pm., an appointed Spidle and Trombley to sit in for Clark and Reinhold.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: EVERSOURCE
Location: Blake Road, Folsom Road, Folsom Mill Road, Dearborn Road, French Road New Lane, Camp Lee Road, High Road, North River Road and Old Nottingham Road.

Chairman Foley read notice of a public hearing by Eversource for trimming and removal of trees on scenic roads.

Nick Constantakos from Lewis Tree Service, contracted by Eversource, explained this is maintenance work that is done approximately every four years to keep trees and limbs away from the power lines on the road side. He stated the work is done to hazardous trees, trees that are dying, etc., and informed the Board that everything will be chipped into the back of the trucks or available to land owners of the sites they’re cutting.

Spidle moved Trombley seconded the motion to approve the tree cutting along the roads stated. The motion carried unanimously.

PUBLIC HEARING: Site Plan and Special Use Permit
Owner/developer: SUSC
Location: 88 Shirking Road Tax Map 035 – Lot 002

Chairman Foley read notice of a public hearing by SUSC for a Site Plan and Special Use Permit. Abutters present: Costas Tonas Family Trust.

Joe Nichols with Beals Associates came before the Board with the update on the site. He explained the plan was before the Conservation Commission and showed on the plan where the parking lot has been pulled away from the wetland buffer and all that is left is 1,108 square feet of grading for the detention areas and infiltration ponds; the infiltration ponds and drainage areas are in between the actual wetlands and parking area stated there’s no impact to the wetlands at all. He showed 190 additional overflow parking spaces, an added fence on the front section of Shirking and a pedestrian access way, and moved the cross walk to the entrance way and changed the entrance way to the center and to the side of the parking lot to allow the parking location to be outside the buffer per the Conservation Commission.

Nichols stated the request is for the Conditional Use permit for the buffer impact and a waiver for the parking spaces instead of 9 ½ foot width down to 9-foot width. He explained the request for the

temporary waiver is that the parking area is to be a gravel parking and when upgrade to pavement it will be stripped and after the paving it will go back to the 9 ½ feet and conform.

Trombley asked what that will do to the parking count. Nichols stated it will drop the parking counts.

Spidle asked about the fence. Nichols explained it is a four-foot picket fence so that the police can see through it.

Howard explained the request is for a conditional use permit for being in the wetlands buffer and a temporary waiver for parking until paving is complete, then it will meet the requirements. She stated she received an email from the Conservation Commission stating they are fine with the plan, stating it was a great improvement from the other plan.

Trombley asked what the current parking position count that's required versus what's provided on the plan. Nichols explained what's shown is additional and will have this as overflow on large events.

Spidle asked if this will come back when it's paved. Chairman Foley stated the Town engineer will make sure everything is met, adequate drainage and detention, etc.

Nichols explained the lighting will be used during large events during the summer hours.

Spidle moved McGeough seconded the motion to accept the plan. The motion carried unanimously.

Spidle moved Yergeau seconded the motion to approve the Conditional Use Permit for the wetlands buffer impact. The motion carried unanimously.

Spidle moved Trombley seconded the motion to approve the waiver for parking lot width based on only being used for overflow and when paving it will conform to regulations 9-foot parking spaces until it goes to 9 ½ feet. The motion carried unanimously.

Spidle moved Selectman Yergeau seconded the motion to approve conditionally on meeting comments by Tighe and Bond. The motion carried unanimously.

PUBLIC HEARING: Site Plan sign waiver
Owner/developer: Buxtrem, LLC
Location: 49 Shirking Road Tax Map 035 – Lot 003

Chairman Foley read notice of a Site Plan for a sign waiver by Buxtrem, LLC.

Donna Buxton from Buxtrem Oil came before the Board with the proposal. She explained the company is both oil and water which is shown on the sign that is now on the property. Buxton is requesting to have two signs on each end of the property to distinguish the company sells oil and water. She noted she feels with both oil and water on one sign is confusing to people.

Howard explained one waiver is for a multi-tenant sign which is allowed although they all must be on one pylon so the waiver is to have a second sign not on the same pylon. Howard explained the other waiver is for a reader board which is not allowed.

McGeough stated in her opinion to see two different signs at each end of the site would be confusing to her. She feels having one sign would be sufficient and reader boards are not allowed.

Buxton stated if the Town needed a message to get out, she could put that on the reader and noted the sign will not be changing all the time, other than price change and the water sign wouldn't be changed at all.

Spidle stated he has no problem with two separate signs. Trombley concurred.

Selectman Yergeau stated he has no problems with signs but feels this will set a precedent.

Fred Pineaut from Optec Displays explained the proposal on the electronic portion of the sign is a status sign. He stated Buxton would be willing to sign an affidavit to only change the sign once a week and would dim the lights at night. He stated Buxton's concern is separating the oil from the water.

McGeough stated the problem is whether it's changed once a week, it's not allowed, and noted there is one that is grandfathered in should be the only one on site.

Trombley stated his concern is if the sign had to be changed manually there's a safety risk.

Spidle moved Trombley seconded the motion to approve the second sign identical to the sign on site with no scrolling separated by a minimum of 300 feet with the ability to change once a day. The motion carried 3 – 2. McGeough and Chairman Yergeau voting against the sign waiver.

MINUTES OF 07/13/17 FOR APPROVAL – McGeough moved Spidle seconded the motion to approve the minutes. The motion carried. Selectman Yergeau abstained.

ADJOURNMENT: Spidle moved Selectman Yergeau seconded the motion to adjourn the meeting at 7:30pm. The motion carried.

NOTE: THE NEXT MEETING DATE IS SEPTEMBER 14, 2017 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary