

**THURSDAY OCTOBER 12, 2023
TOWN OF EPPING, NEW HAMPSHIRE
PLANNING BOARD MINUTES
EPPING TOWN HALL**

CONVENE: 6:00 P.M.

PRESENT – Michael Vose, Mike Sudak, Heather Clark, Sean Morrison; Selectboard Representative Pamela Tibbetts; Alternate Dave Reinhold; Planner Casey Wolfe; Secretary Phyllis McDonough.

PLEDGE OF ALLEGIANCE TO THE FLAG

CALL TO ORDER: Chairman Vose called the meeting to order at 6:00.

- I. CONVENE: 6:00 P.M.**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. PUBLIC HEARING OF CASES**

RAYMOND P BUXTON – Chairman Vose announced the applicant has requested a continuance.

Sudak moved Morrison seconded the motion to continue the hearing to December 14 at 6:00pm. The motion carried unanimously.

MARK KASPER – Chairman Vose read notice of a Continuation of a Minor Site Plan application. The intent of this project is to use the vacant space for four (4) food trucks. Parcel is located on 250-252 Calef Highway, Tax Map 023 Lot B:035 in the Highway Commercial Zone.

The Planner explained Kasper came before the board in October for a Minor Site Plan to add three more food trucks to the site on 250-252 Calef Highway. She explained Kasper has solidified his proposal to add two more bringing it to a total of three food trucks on the site. She also explained there is one building on site that already has a tenant and another building with a possible tenant.

Mark Kasper came before the board with the update. Truck one will be between the two units that area already there 20 ft wide 8 ½ feet deep. Second food truck between unit two and the gar 29 ft w and 8 feet deep the spot is 50 feet wide. Horizontal 15 feet long dimensions in the regulations is 18 ft long.

Sudak asked if the parallel spots will be a problem with the garages. Kasper explained that the garages have been there for many years and may be used for storage. Sudak stated he has concerns with the lack of scale that is on the plan with respect to the parking proposal. Kasper explained the spaces have been painted.

Chairman Vose asked if there's a plan to put a gravel bed for the trucks to sit on. Kasper explained food truck one and two will sit on the grass.

Tibbetts informed Kasper anything to do with food trucks will have to go before the Selectmen.

Chairman Vose asked Kasper if he would be adding more signage. Kasper stated he will not be putting anymore signage in the ground, will use what's already on site.

Selectman Tibbetts stated one of her concerns is the traffic flow and the ramp where the handicap spot is.

Clark stated she is not in favor of the drawing in front of the board, with too many conditions to approve. She explained this needs a site plan review with dimensions, etc., and can see cars parking wherever and how would he control that. Kasper stated he does not have the funds to hire an engineering firm to do a formal plan.

Morrison moved Clark seconded the motion to accept the application as complete. The motion failed to accept the plan as complete 3 – 2.

After a lengthy discussion with concerns from the Board, they advised They board advised Kasper to meet with the town planner to address the Boards concerns regarding traffic flow, parking spaces, food trucks parking on the grass, the handicap spot where the ramp is, snow removal and the dumpster location.

Sudak moved Morrison seconded the motion to continue the hearing to November 9, and that Kasper will meet with the planner to address the boards concerns as stated. The motion carried unanimously.

SIG SAUER – Chairman Vose read notice regarding a Conceptual hearing. Parcel is located at 233 Exeter Road, Tax Map 038 – Lot 003.

Joe Coronati from Jones and Beach Engineers came before the Board to explain the proposal. Coronati explained Sig purchased the Sutherland property, which he showed on the plan, parallel to Route 101. He explained the request is to build a 300-meter indoor range, and at the end of it there needs to be access to the shooting position and the back stop which ends up being 1,100 feet long, four-sided concrete building so there's no sound. Coronati explained this would end up in the wetland buffer and the area where it will be built has to be flat to accommodate this size building.

Coronati informed the board he met with the Conservation Commission and suggested they walk the property, and invited the planning board members to join in the walk of the land.

The members agreed to meet on Wednesday October 18 at 3:30 for site walk at Sig Sauer. The Planner will send an email to the Conservation Commission members informing them of the date and time the walk will take place.

MINUTES OF 9/14/2023 FOR APPROVAL – Sudak moved Clark seconded the motion to approve the minutes. The motion carried.

2024 BUDGET FOR APPROVAL – Clark moved Sudak seconded the motion to approve the budget with a \$1.00 added to the Recording fees, advertising, postage and mileage, providing Lisa Fogg agrees to this. The motion carried.

ADJOURNMENT – Clark moved Sudak seconded the motion to adjourn at 7:50pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS NOVEMBER 9, 2023 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough