

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

**THURSDAY February 22, 2018**

**PRESENT** – Joe Foley; Selectmen’s Representative Mike Yergeau; Alternate Joseph Trombley and Paul Spidle; Planner Brittany Howard; Secretary Phyllis McDonough.

**CALL TO ORDER:** Chairman Foley called the meeting to order at 6:00 pm and appointed Trombley.

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

**DISCUSSION:** 38 Plumer Road Farmsteads of New England

Deborah DeScenza founder and executive director of Farmsteads of New England founded in 2000 which is a nonprofit human service agency for day and residential services for adults that have developmental disabilities and use farming as a basis for a meaningful life. She explained they leased a portion of Verdant Pastures from 2009 until this past fall and now moved to 38 Plumer Road where they have moved their day services there and hope to build residences for the individuals that they serve. She explained this is a 21-acre property with a 3-unit multifamily house and they’re using the ground floor and renting out upstairs to those they support.

DeScenza showed a plan of where they will build maximum of eight residences, each residence will be a simple, single-story building that will house four individuals. And in most buildings, there are three individuals that are supported and one for overnight staff. DeScenza stated it will be a small scale working farm; an adult agency over 21.

Howard explained this is in this Rural Residential Zone which doesn’t allow multifamily, although there’s a Statute that supports this type of business and does not need to go before the Zoning Board but needs to be before the Planning Board for a Site Plan.

Chairman Foley inquired if the clients will be in need of ambulance services. DeScenza at the most they’ve had to call five or six, but not typically, there are some clients who are mild intellectually disabled and may need help with socialization and others who are nonverbal who need personal care so this is to provide whatever level of support the individuals need.

Trombley asked the age of the clients. DeScenza explained this is an adult service agency for over 21 years of age, and any school age clients would only be there during the day.

DeScenza thanked the Board.

**PUBLIC HEARING:** Site Plan & Conditional Use Permit  
**Owner/developer:** Dan Pearson, Glass Pro, Inc.  
**Location:** Route 27, Exeter Road Tax Map 030 – Lot 080

Chairman Foley read notice of a Site Plan & Conditional Use Permit by Dan Pearson, Glass Pro, Inc. There were no abutters present.

Howard explained the comments from Tighe & Bond were answered by Jones & Beach.

Patrick Bogle from Jones & Beach came before the Board with the proposal to construct a 5,000 square foot commercial/industrial building. He stated the property is located on the north side of Route 27. He explained there is an existing utility easement that runs up the lot to the abutters to the north. The next plan shows what the site will be used for, parking, snow storage, building space and dumpsters. He explained the grading and drainage plan showing the construction entrance, general flow of water, the erosion control, and the pond and one catch basin on site. At this point they are using a septic system and onsite well, due to the fact that the upcoming utility project on 27 is not completed yet, and a note that stated the parking lot will remain as gravel initially.

Bogle stated hours of operation Monday through Friday 8:00 to 5:00.

Howard stated Clark had questioned the buffer between this site and the residential house behind on how many trees will be coming down.

Spidle asked if most of the work would be inside of the building. Dan Pearson for Glass Pro explained they do mostly commercial, not a lot of windshields. Pearson explained there are five vans and three pickup trucks used for the business that are taken home with the employees. He stated the deliveries are received Monday, Wednesday and Friday.

Chairman Foley asked what the status of the tree line in the back of the building. Bogle explained they will be taking down as little trees as possible, the total of disturbance 2450 square feet in the buffer, so there won't be a clear cut.

Howard asked how long the parking lot will be unpaved. Bogle explained they don't want to pave the whole lot and requested to have some grace period to wait for all utilities to be put in.

Bogle stated they are waiting to hear from DOT on the curb cut.

Chairman Foley asked what the Boards wishes for the pavement for the parking lot. Howard suggested six months after the utilities come in and if it doesn't happen then it has to be paved right away. She stated the apron will need to be paved out to the right-of-way. Allow one year after easement, with paved apron,

Spidle moved Trombley seconded the motion to accept the plans.

Conditions for this site, any and all state permits, fix one issue by Tighe and Bond, plans from Conservation Committee, hours of operation at 8:00 to 5:00, pave the apron and have a rip rap after the pavement ends and can pave their whole parking lot one year after utility easement. Also come back before the board with their sign package and impact fees.

Spidle moved Trombley seconded the motion to approve the Conditional Use Permit. The motion carried unanimously.

Spidle moved Trombley seconded the motion to approve plans with conditions stated. Unanimously.

**PUBLIC HEARING:** Change of Use  
**Owner/developer:** Ban Dissanayake  
**Location:** 419 Calef Highway, Tax Map 016 – Lot 052

Chairman Foley read notice of a Change of Use by Ban Dissanayake. Abutters present: Nathan Kamensky and Mary Ahern.

Ban Dissanayake came before the Board to explain his request for a Change of Use. He reminded the Board of his approval to store and prepare dismantle to transport/export the heavy equipment machineries. He's requesting the change of use to be a retail establishment to sell and rent farm equipment and attachments. Dissanayake stated the site has frontage of 150 feet of frontage, and he would like to use 50 feet to display five or six pieces.

Howard gave a brief of Dissanayake's request. She stated he's before the Board for a change of use and would like to do retail and rental of equipment which is an approved use in the zone. She explained he would like additional outdoor storage which the Board needs to discuss.

Abutter Nathan Kamensky noted the last hearing on this site the Board discussed limiting outside storage to hydraulic van, the trailer and the van for the employees. He stated this is totally different and questioned if it was a concern at the last meeting, why is it not a concern before the Board tonight. He asked if this will this have a repair aspect to it, where will the repair shop be. Kamensky explained he looked through the zoning and didn't see anything about leasing in the Residential Commercial zone. He stated his concern is this will end up being a construction business here, and the notion of leasing farm equipment is the "camel's nose under the tent". Kamensky brought up that there were unregistered vehicles on this site as though they were for sale, but when last approval he agreed to not have any unregistered vehicles.

Abutter Mary Ahern stated her concern is this will become a salvage yard.

Howard read Heather Clark's letter for the record, stating she is against this proposal.

After a lengthy discussion, the Chairman called for a motion.

Spidle moved Trombley seconded the motion to approve the change of use with the following conditions: Hours of Operation Mon-Fri: 9am to 5pm Saturday: 8am to 12pm, rental and retail sales of farm equipment, concrete pad next to building only can be used for storage of the following: truck and empty trailer (used for moving equipment), no liquids (oil, antifreeze, etc.) shall be stored onsite. No working on equipment shall take place onsite except for within the building and only on equipment rented or purchased from the establishment, this is not a service station, all inventory stored outside shall be in the 10' x 50' concrete or paved display area.

Signage shall be reviewed by the Town Planner and a permit shall be obtained. The motion carried Unanimously.

**MINUTES OF 1/11/18 FOR APPROVAL** – Yergeau moved Spidle seconded the motion to approve the minutes. The motion carried unanimously.

**PLANS & MYLAR FOR SIGNATURE – RE: GOVERNOR’S RUN** – The Plans and Mylar were duly signed.

**ADJOURNMENT**: Spidle moved Trombley seconded the motion to adjourn the meeting at 8:15pm. The motion carried.

**NOTE: THE NEXT MEETING DATE IS MARCH 8, 2018 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary