

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

**THURSDAY June 14, 2018**

**PRESENT** – Joe Foley, Susan McGeough; Selectman’s Rep. Mike Selectman Yergeau; Planner Brittany Howard; Secretary Phyllis McDonough.

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

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

**PUBLIC HEARING:** Lot Line Adjustment  
**Owner/developer:** Charles Goodspeed  
**Location:** 15 Good Way (Map 022 – Lot 014-001 & 014-003)

Chairman Foley read notice of a Lot Line Adjustment. Abutters present: Thomas Mills and Benjamin Bateman.

Charlie Goodspeed came before the Board with his proposal. He explained this is to straighten out the line between his property and the Goodrich property, approximately five to six feet. Goodspeed informed the Board he owns both properties.

Abutter Thomas Mills stated he has no issues with the request.

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

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

**PUBLIC HEARING:** Lot Line Adjustment  
**Owner/developer:** Julia Ver Ploeg Revocable Trust  
**Location:** 123 & 127 Main Street (Map 029-Lots 173 & 174}

Chairman Foley read notice of a Lot Line Adjustment. Abutters present: There were no abutters present.

Joe Coronati from Jones & Beach came before the Board with the proposal. He explained these are two very small lots on Main Street, Lot 173 has a building that’s slightly onto Lot 174 where the lot will be adjusted between the two lots, moving 134 square feet from lot 174 to Lot 173, in doing this the structures will be on their own lots.

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

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

**PUBLIC HEARING:** Lot Line Adjustment  
**Owner/developer:** GWD LLC c/o Donna Lee  
**Location:** 36 Gatchell Way & 165 Pleasant St. (Map 028-Lots 062-015 & 059)

Chairman Foley read notice of a Lot Line Adjustment. Abutters present: There were no abutters present.

Donna Lee came before the Board with her proposal. She explained this lot line is between 165 Pleasant Street & 136 Gatchell Way; the lot line moves from the back end of 165 Pleasant Street into 165 Pleasant Street by 30 feet, so the house on Gatchell Way can meet setbacks for the house and septic.

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

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

**PUBLIC HEARING:** Amended Site Plan  
**Owner/developer:** Lovely Love  
**Location:** 114 Calef Highway Map 021-Lot 290

Chairman Foley read notice of an amended Site Plan. Abutters present: There were no abutters present.

Lovely Love explained she is before the Board to extend her business hours from 5:00am to 11:00pm, and to increase the seating capacity at her restaurant. She explained at this time she has 40 seats and the fire department stated she can have 65 seats.

Chairman Foley stated this site is restricted for parking and questioned how this will be handled to meet the requirement. Howard explained when Love was previously before the board she asked for 40 seats and the Board approved the capacity of 32. Love stated there haven't been any issues in the past three years on the parking.

Selectman Yergeau asked Love if they'll be serving breakfast. Love stated, barbeque infused breakfast.

Howard explained the fire department did approve it based on the square footage, and a list of a few items that needed to be fixed before increasing it to 65 seats; panic bar needs to be put in, update exit emergency lighting, and need to move a Pepsi machine. Howard explained anytime something increases in capacity they need to talk with water & sewer to be monitored for a year,

and grease traps will be looked at with water & sewer. Selectman Yergeau added that grease traps have been violations with restaurants contaminating the sewer site.

Signage was discussed. McGeough stated she is against more signage and feels that there are too many signs at this business. Love explained there are two signs on top of the building, one where travel top was and the other at her business. Love explained she will be taking up both signs, part of her business is where it originally is and the other part of the business is where travel top was. She stated the sign on her business she would like to keep and add to the other sign next to it which would show “breakfast”.

Howard noted the barbeque sign that is lit up is not supposed to be there. Love stated she will take that down. McGeough request that they can have just one flag showing they’re open, not the four that are there now. McGeough also stated she is not in favor of two separate signs for the business and requested only one sign on the building.

Howard explained if they want the two signs they can apply for a permit that two signs can be up for four- two-week periods.

McGeough moved Selectman Yergeau seconded the motion to approve one sign on the building. The motion carried 2 – to – 1, Chairman Foley was against the motion.

Love questioned that there are no restrictions on the business hours at the opposite end of the site. Chairman Foley explained that that business has not asked to be expanded as this application before the board, as this application is asking for 50 percent. The Chairman informed Love if there are parking issues this application will come back for the Boards review.

Mr. Love questioned if there are complaints about parking and his competitor starts losing business and he would be held responsible, he doesn’t seem that that’s fair. Howard explained if there are complaints they go to the Police, a third-party that would go around the site to see if there’s an issue.

Chairman Foley noted he is for an approval for the parking and if no issues within a year it’s a moot point, if there are issues with parking, the owner of the building will deal with the issue.

McGeough moved Selectman Yergeau seconded the motion to approve with conditions, one long open sign on the building where the existing travel top and the existing barbeque sign is, talk to water & sewer, one flag can stay up, and the barbeque sign to come down, seating for 65, the hours of operation 5:00am to 11:00 am, address any fire department issues, and parking for one year, if a problem it becomes a property owner issue. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Choice MD Urgent Care  
**Location:** 95 Calef Highway (Map 029-Lot 281)

Chairman Foley read notice of a Site Plan. Abutters present: There were no abutters present.

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

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

Brent Johnson with Midland General Contractors, and James Berry CFO will address operation and hours came before the Board to explain the proposal.

James Berry CFO explained there are ten centers such as this across Maine and Vermont, started in 2013 and has seen development of urgent care in the northeast welcomed by patients and communities. Berry explained the building is more hotel looking than a medical office. He stated the hours are typically 12 hours a day, usually 8:00am to 8:00pm, seven days a week. Berry explained they offer inhouse x-rays and labs.

Berry explained to start there will be approximately ten to twelve employees to start and can grow up to 25.

Howard explained the Town's parking calculations require 24 total spaces, this has 20 spaces. She reminded the board that this site was approved with shared parking, therefore they will use four shared spaces from the Dollar Tree and the Gym.

McGeough asked if this is a for-profit and taxes will be paid. Berry confirmed taxes will be paid. McGeough also expressed she is happy with the landscaping and building.

Chairman Foley asked if this has gone before Water & Sewer. Howard explained this site has been before Water & Sewer they will just have to see the difference in usage from the bank to this business.

The Chairman asked if there's any hazardous chemicals or waste. Berry stated they have their own disposal for anything like that.

Hours for dumpster pick up in the morning, any time after 7:00am.

The Board agreed to hours of operation 7:00am t 10:00pm.

There's a water & sewer connection fee and an impact fee that has to be paid before CO.

McGeough moved Selectman Yergeau seconded the motion to approve conditionally on DOT comments, snow storage removal, Water & Sewer, dumpster after 7:00am, and Impact fee before CO is given and make sure the plan shows the correct address. The motion carried unanimously.

**MINUTES OF 5/10/18 FOR APPROVAL** – McGeough moved Chairman Foley seconded the motion to approve the minutes. The motion carried 2 – to - 1. Selectman Yergeau abstained.

**JOE TROMBLEY – RE: ALTERNATE APPOINTMENT** – McGeough moved Selectman Yergeau seconded the motion to approve the appointment as Alternate for a one-year term. The motion carried unanimously.

**PLANS & MYLAR FOR SIGNATURES – RE: PEEKA HOLDING, CONDO SITE PLAN**  
– The Plans & Mylar were duly signed.

**ADJOURNMENT**: McGeough moved Selectman Yergeau seconded the motion to adjourn the meeting at 7:25pm. The motion carried.

**NOTE: THE NEXT MEETING DATE IS JUNE 14, 2018 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary