

# EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY September 13, 2018

**PRESENT** – Joe Foley, Heather Clark, Dave Reinhold; Alternate Joe Trombley; 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**

**DISCUSSION:** Joe Coronati – re: 276 Calef Highway Golf Cart Display & Sales

Joe Coronati came before the board with the proposal. He explained this site is the former home of the Pine & Pond office building. He explained the applicant owns Kingston Karts in Epsom and would like to move his business to Epping. He stated the applicant will use the building for his office and a small indoor display and a small service area on site. Coronati stated the applicant would like direction from the Board on how they feel about the display area for outside vehicles. Coronati explained the plan shows areas for the display area which is fairly limited for the size of the lot. He showed trees on site a proposed fence out back to the north of the building and an enclosed area for safety.

Coronati explained there will be three areas of display. He showed one display along 125, one running into the site on top of the existing asphalt, and another area to the right of the property where there will be two carts back-to-back. He explained they are proposing an island in the middle and a couple spots for display in that island, and will use the existing sign for the business. He explained the asphalt will stay and will be a small amount of impervious just for the service building and dumpsters, He stated this is the only improvements made to the site are the fencing, service building, dumpster pad and rebuilding the island.

Clark asked if the only vehicles to be displayed are the golf carts and ATV's. Coronati stated that is all that will be displayed.

There was a question on how long and wide the area is. Coronati responded there is 300 feet of frontage, 220 feet deep at the center, a little wider at the north end and a little shallower at the south end.

The Board as a whole stated they have no problem with the display area.

Reinhold moved, Trombley seconded the motion to approve the proposal. The motion carried 3-to-1. Clark opposing stating she doesn't feel this discussion needs a motion.

**PUBLIC HEARING:** Lot Line Adjustment and Subdivision  
**Owner/developer:** Diane Johnson  
**Location:** 393 & 383 North River Road Tax Map 005 – Lots 030 & 030-001

Chairman Foley read notice of a Lot Line Adjustment and Subdivision at 393 & 383 North River Road. There were no abutters present.

Clark moved, Trombley seconded the motion to accept the plan. The motion carried unanimously.

Chris Hickey representing SELT and Dianne Johnson came before the Board with the proposal. He explained this is a two-phase project, a lot line adjustment between lots 30 and 31, tax map 5 and a subdivision the new lot 30 into two lots. Hickey explained Lot 30 is an existing 16.09 acres on easterly side of 125 and the southerly side of North River Road. Lot 30-1 is south of North River Road and westerly of Dimond Hill Road.

Hickey explained the proposal is for existing 30-1 which has an existing mobile home on it, is 2.17 acres and will add approximately 1.9 acres to that from lot 30 to create a new lot of 4.1 acres. He stated after that happens the existing mobile home will be cut off from lot 30 and that will become 2.14 acres and the remainder of lot 30 will be 12.03 acres.

Hickey stated they are requesting three waivers; Relief from Topo on lot 30, allow the existing well radius to extend onto lot 30 wetlands and the well radius on the lot going into onto the conservation land.

Clark moved, Trombley seconded the motion to approve the three waivers. The motion carried unanimously.

Howard advised Hickey this requires state subdivision approval and to check with DOT to see if they will require something because the frontage is all on 125.

Clark moved, Trombley seconded the motion to approve the plans conditionally upon receiving state permits that are required. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Ladd's Lane Development Group, LLC  
**Location:** 35-39 Ladd's Lane Tax Map 030 – Lot 081

Chairman Foley read notice of a Site Plan at 35-39 Ladd's Lane. Abutters present: Dennis Brown & Vicki Inskeep Brown, Thomas Weisensee

Clark moved Trombley seconded the motion to accept the plan. The motion carried unanimously.

Joe Coronati explained this is a project that was before the Board many years ago, and has received Variances in 2009 to construct 24 additional units on the property subject to having water and sewer brought to the property. He explained this site is located on Ladd's Lane where there are two existing buildings with six- and seven-unit buildings. Coronati explained the proposal is to tear down the six unit building to build three duplexes and two 12-unit apartment

buildings and keep the seven-unit building. He explained the driveway will be reconstructed and will create a U-shape driveway into the site at both entrances on Ladd's Lane and meet the parking calculations 2 ½ spaces per unit. He explained they will bring water and sewer from Janelle Court up Route 27, and have reserved easements through these properties from Route 27 to this site and the proposal is to relocate the easement that will follow one of the driveway entrances and will provide access service where the Leddy Center used to be.

Coronati showed the lawn area with the trees that will remain, with the majority of work to be in the grassy areas. All impervious areas are out of the wetland buffers, the only impact to the wetland buffers are the storm water systems. He stated this property needs an AOT and a shoreland permit, and is subject to lamprey river advisory committee. He explained the utilities will be bringing a twelve-inch water main up 27, once they get to the Glass Pro site the utilities will turn and will bring in an eight-inch water main under Ladd's Lane for future connections and will provide gravity sewer for a total of 37 units. He informed the Board the Conservation Commission reviewed the plan and had no issues with the temporary impact to the wetlands for the utilities, and have been to the W&S Commission who are fine with the plan.

Coronati showed images of the buildings. He explained there will be two -twelve-unit buildings that will be identical and three duplex buildings that will be identical to each other. He showed six units on first floor, and six units on second floor; the duplex units will have garages. Coronati explained the duplex units are approximately 18 feet wide, the building is 36 feet wide, overall depth is approximately 40 feet with the decks, which will have a garage space inside and a couple spaces outside for each unit, also sidewalks along the buildings.

Coronati stated they will try and leave the existing trees, although will cut along Ladd's Lane for site distance.

Abutter Dennis Brown asked where is the easement is. Coronati explained it goes through the Glass Pro property to the back of this site. Brown informed the board there is a will from 1904 that has very specific use intentions for the property which was for educational use. Chairman Foley stated the Board typically would not take this into account, as it's not the Town's responsibility to enforce covenants in a deed. Brown asked Coronati how he sees this project progressing. Coronati stated it will all happen at once. Dennis Brown also stated he is concerned with the traffic on Ladd's Lane.

Abutter Vicki Brown asked when will the building start. Coronati explained it won't start until spring at the earliest, if it comes about how many people will it hold. Coronati explained there are 13 units now and they are adding 24 for a total of 37 units all two bedrooms, all rentals. Coronati explained the duplexes could be condo's, and if so they will be back before the Board. Vicki Brown asked if the orchard will remain. Coronati stated it will remain. She asked about the easement if this means people will use it to enter the property. Coronati informed her the easement is only for utilities.

Tom Weisensee stated his main concern is the traffic and without repairing the road and making an access road it will cause problems.

Howard explained all other site plans and subdivisions are required to do an offsite improvement for what they have for frontage and that gets paid to the Town.

Reinhold explained at the TRC meeting the road was discussed. One of the needs is at the ends and trees will be taken down for better site distance.

Coronati explained there is a fee that's paid to the Town and the frontage for this project is 1200 feet of frontage which will be approximately \$24,076 toward the upgrade of the road and repaving of the road and fixes at the entrance.

Steve Kaneb representing Soaring Hawk stated they've been working with the applicant, and sees this project compatible with the area.

Clark asked if they are going to try and protect the apple trees and if they are destroyed she would like to see them replaced, Coronati stated if they get damaged they would replace them.

Trombley questioned the one dumpster on site. Coronati confirmed there is one dumpster on site with multiple pickups.

Coronati stated with the additional 24 units and the increase in traffic the quality of the road for the entrance and exit, they will meet with Reinhold to see what exactly needs to be done.

Trombley brought up the idea of having a traffic study done to help with the abutters concerns. Coronati disagreed with the traffic study, stating there will be added traffic but the work on the entrances he feels is more important. Clark concurred with Coronati and advised with Reinhold meeting on the road issues.

Chairman Foley added if this application is to be approved they need to look at the additional impact on the existing road bed and the two intersections with adding 24 units.

Howard spoke of the offsite improvement, stating the Board has required this for their frontage because the current condition of the road shouldn't be totally put on the applicant. Chairman Foley added in this case there's an additional impact to two intersections it would be reasonable to do a safety analysis to the two intersections and solution. Howard suggested the applicant provide a plan that can be submitted to DOT, and then do the frontage requirement for paving.

Chairman Foley took a consensus of the Board to require the applicant to bring solutions with the intersections and the road upgrades to be submitted to town engineer. The Board concurred.

Clark moved Trombley seconded the motion to continue the hearing to October 11. The motion carried unanimously.

**PUBLIC HEARING:** Design Review  
**Owner/developer:** Centerview Hollow Land Company, LLC  
**Location:** 150 Pleasant Street Tax Map 028 – Lot 038-001

Chairman Foley read notice of a Design Review at 150 Pleasant Street. There were no abutters present.

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

Joe Coronati came before the Board with the design review. He explained this proposal received a Special Exception from the Zoning Board to allow multifamily for a development with two entrances off Route 27 with a large loop and cul-de-sacs loop road off that to provide access to two family dwellings. Coronati spoke about the town has a requirement for road length to be not more than 1200 feet for a cul-de-sac and can't provide access to more than 12 units. Coronati explained this development will have town water from the tower west through the site and may be a larger expansion to the West Epping water. Coronati explained there are a couple cul-de-sacs that meet the road length standards, there are two cul-de-sacs, possibly three, the longest is 950 feet long at the very end of the development with 20 units. He stated there are some very short cul-de-sacs with seven, two family making it 14 units that would need a waiver from the requirements. He spoke with the fire department who had no concerns because there will be fire hydrants throughout the development. He explained they will request waiver on the cul-de-sacs that meet the length requirement but not the unit count.

Coronati explained the waivers as a safety issue, the units will be backing out of their driveways into the roadway and would like to get more units off the main loop road and onto the cul-de-sacs, but if they're limited to the twelve units and the 1200 feet there will have to be more units on the main road. He explained these will be all private roads, privately maintained.

Chairman Foley asked the number of units. Coronati stated 133 units.

Howard stated this is very conceptual the road designs, and in our subdivision and site plan regulations are the reason for the 1200-foot length.

Coronati stated there are two more waivers that the developer is looking for 22 feet of pavement on the main road and on the cul-de-sac to have 20 feet of asphalt.

Clark stated she is not in favor of approving a road with less than what the town requirements call for. The Board concurred with Clark.

Clark informed the Board they did meet with police and fire and fire stating they didn't like 20 feet, but were okay with the 22 feet on the cul-de-sacs but wanted the main road built to town specs.

Kevin Walsh suggested speed bumps with the width of what the town requires.

**MINUTES OF 8/9/18 FOR APPROVAL** – Reinhold moved Trombley seconded the motion to approve the minutes. The motion carried Clark abstained.

**APPOINTMENT FOR ALTERNATE – RE: PAUL SPIDLE** – Clark moved Reinhold seconded the motion to appoint Spidle to a one-year term.

**ADJOURNMENT:** Reinhold moved Clark seconded the motion to adjourn the meeting at 8:45pm. The motion carried.

**NOTE: THE NEXT MEETING DATE IS OCTOBER 11, 2018 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary