

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY October 11, 2018

PRESENT – Joe Foley, Heather Clark, Susan McGeough; Dave Reinhold; Selectman’s Rep Mike Yergeau; 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: Neal Folsom – re: Lot Access

Neal Folsom came before the Board on a twelve-acre parcel with two right-of-ways on Midnight Sun Drive and San Antonio Drive, requesting to make a single house lot just over 12 acres and would like to use both right-of-ways. Chairman Foley asked how wide they are, Folsom stated 50’x200’. Folsom explained one right-of-way comes through Midnight Sun Drive has had an access road since 1987

Clark asked Folsom if he wants to access on both right-of-ways. Folsom stated he would like that as it’s a lot easier access from the Midnight Sun development. He stated he would like to use both for utility purposes.

Howard explained this is before the Board for comment from the board to go to the Selectmen and has been approved by previous Planning Boards.

Clark moved McGeough seconded the motion to recommend to the Board of Selectmen with no objections. The motion carried unanimously.

PUBLIC HEARING: Design Review-for a13 Lot Conventional SD
Owner/developer: Joseph Falzone
Location: 209 Pleasant Street Tax Map 021 – Lot 008

Chairman Foley read notice of a Design Review by Joseph Falzone. Abutters present: Kenneth & Mary Harper and Christine Evans.

Chairman Foley appointed Trombley to sit as a voting member for this hearing due to conflict. Vice Chairman McGeough directed the meeting.

Clark moved McGeough seconded the motion to accept the plans. The motion carried unanimously.

Scott from Beal’s Associates came before the Board to explain the proposal for a 13-Lot subdivision on an existing parcel of 41 acres abutting the Lamprey River. He stated there is one

existing house with an existing well and existing driveway. He stated the proposed lots would be from 1.5 acres up to 12 acres and there might be a ROW from the proposed cul-de-sac to the river.

He explained there is one existing access that would need approval from DOT off Route 27. He stated there have been brief conversations with the Lamprey River Advisory Committee, and are in the preliminary stage with the Conservation Committee on putting twelve to fifteen acres at the rear of the property into conservation.

He showed one frontage lot to the left of the existing homestead and would like to use a common driveway to provide access as it does to the existing home and then 50' into the lot on the left, as the State DOT likes to minimize the amount of curb cuts.

Scott informed the Board they would like to ask for a waiver for the reduction in road width down to 22 feet which provides more green space and slows down traffic.

Scott also noted they will ask for a waiver not having to delineate the wetlands so the surveyor doesn't have to go out and pick up any flags.

Reinhold questioned the waiver on the road at 22 feet. Howard explained they would still have to have the frontage.

McGeough questioned what is opposite the driveway. Scott stated it's a wooded area.

Selectman Yergeau explained he is concerned with the MTBE issues. Selectman Yergeau explained this is an additive to gasoline that contaminated wells in that area. Howard advised she can contact DES for suggestions.

The abutter at 204 Pleasant Street expressed his concerns with the wells and informed the board the state has been monitoring their well. He questioned the driveway going in and road entrance is across from his house.

Abutter Ken Harper explained he and his wife own the property to the left of the yellow house stated his concern is with any interference with his property, and also has concerns building a new home in between the two old colonial homes will throw off the property values.

The Board as a whole were against bringing the road to 22 feet and agreed the road stay at 24 feet.

Selectman Yergeau asked what will be deeded to the Town. Scott stated anything beyond what will be required for that lot. -If that were to take place the request is some sort of a small access from the right-of-way to the river for a walking path. Howard stated they are working with SELT.

Chairman Foley requested when the plan comes back before the Board, he would like to see the houses on the other side of 27, so the homeowners can see where the road and their houses will be.

Howard explained what is needed when the application comes back before the Board. The road width will stay at 24', shared driveway sign and wetlands only if it's not going into conservation.

PUBLIC HEARING: Continued 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 Continued Site Plan by Ladd's Lane Development Group, LLC. There were no abutters present:

Chairman Foley noted at the last meeting the only issues were the intersection and the road.

Joe Coronati reminded the Board there has been a discussion on Ladd's Lane where it meets Route 27. He stated they looked at how to reconfigure a location to put a driveway entrance for Ladd's Lane with good site distance from this location. He explained a bit of a slope would have to remove the asphalt to have a flatter entrance. He showed the resident that has the double driveway will be on a dead-end road. Coronati explained the entrance closest to town will be the more commonly used and will be the best one to correct.

Chairman Foley asked what would it cost to build the new section of road. Coronati stated there are no estimates as yet.

Howard explained her suggestion was to get the offsite money for the frontage then require the applicant to get the permitting done, if the Board of Selectmen agree to this. If this goes forward a letter to the Board of Selectmen from the Planning Board with their approval.

McGeough questioned the Board looks at this plan and it is what the Board would like the Selectmen to approve, then what happens if the Selectmen didn't like the plan and denied it, what would happen to the other end. Howard explained the approval of this doesn't lie with the Planning Board, it's up to the Selectmen to approve the layout of this road. Howard explained Planning Board can report to the Selectmen that the Planning Board has asked the applicant to address this corner and the Planning Board supports it. If the Selectmen agree to this, part of the notice of decision is that the Selectmen approve it, then the applicant will be required to get approval permitting it. If the Selectmen deny it, the onus is off the applicant at that point, and the offsite improvements will still be collected so Reinhold can do his work.

Chairman Foley explained the applicant will give the donation for offsite improvements of \$24,076.80, approved plans and any state permitting that is necessary will be up to the applicant, the Planning Board's approval will go to the Selectmen for their approval, then the highway department will decide when they will complete the road work.

The Board agreed on active and substantial conditions with extending utilities in place to the site and one foundation.

Howard noted all the conditions for approval. All state permits, responsible for impact fees, final application from Water & Sewer, mark bad trees, site distance on Ladd's Lane, dumpster lighting, any apple trees that are damaged need to be replaced.

Clark moved Reinhold seconded the motion with the conditions stated. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Kingston Kart's, LLC
Location: 276 Calef Highway Tax Map 023 – Lot 39-1

Chairman Foley read notice of a Site Plan by Kingston Kart's, LLC. Abutters present: Sheila & Robert Coute and Patricia White.

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

Joe Coronati came before the Board with Dave Kingston, owner of Kingston Kart's, for a proposal to display and sell golf carts, All-terrain vehicles and a couple different types of four-wheel vehicles. He stated this business is proposing to be located in Epping where the old Pine & Pond office building is and to reuse the existing building as is and make modifications internally. Coronati explained if this proposal is approved there will be a 24x36 foot wide service building. He explained there's a fenced in area that will connect from the existing building to the property line to create a fenced in area behind the building. They propose to install a secured area next to the existing building for safety reasons and have vehicles out of site and it would be used as a holding area for what may need to be fixed or for newer vehicles. Coronati explained next to the pavement is reserved for test driving vehicles and a 12' wide display area that runs along the southern edge, another display area that runs along 125 and a 24' wide area that runs along the north edge of the asphalt where carts can be parked back-to-back.

Coronati explained out front they will be adding impervious area and with the service area and a dumpster pad. He stated they will also be adding a large island in the middle that would be a lawn area. Coronati stated they are requesting a waiver from a drainage report because the island that's being created will be larger than the impervious that is being added.

Coronati read the conditions listed on the plan: Monday through Saturday 7:00am-8:00pm, Sunday 10:00am-4:00pm, the doors are open to the public 8:00am-5:00pm and deliveries will be 8:00am-5:00pm. He explained at night all carts are cabled for security reasons, will be some lighting out back with motion sensors, but will be dark if there's no one in that area. Anything hazardous will be stored inside the service building and stated there is plenty of room for parking.

Howard explained this is a minor site plan so lighting plan is not normally required.

Chairman Foley would like to see the lighting coverage on the back line where it abuts the residents. Coronati agreed to do a lighting plan to show the motion sensor lights in back.

McGeough stated her concern is with the hour of working until 8:00 with the abutting neighbors, and would like to see a pad for any leakages.

Applicant David Kingston explained the majority of the product is electric so there's no oil in them, the golf carts have gas and the engines are the size of a lawn mower. He stated he would not be doing service work after 5:00pm, if work has to be done after hours it will be taken to Epsom. He explained if he has to be there after 5:00pm it is to meet someone or would be a sale or doing paperwork.

Coronati asked the Board to consider a conditional approval and a lighting plan will be provided that meets the Town requirements.

Abutter Bob Cote stated his concerns the lighting at night. He also stated if there is a time when they will be selling snow mobiles which are noisy. If the building is insulated on the inside facing the abutters he has no problem. He also noted he has no problem with sensible hours.

Abutter Pat White concerned with the fenced in area and the lighting. The fence along the back is rotting, and in the back corner is a huge oak tree she would like to have something done with as branches have been falling from it.

Howard read a letter for the record from abutter Nancy Mason.

Clark asked what type of signage will be used. Howard explained that sign meets the town requirement for footage. If they leave the sign they can use it. Kingston stated where the Pine & Pond sign is he will reuse it.

Clark asked what type of fence will be used. Kingston stated stockade fencing. Clark asked about property line fencing that needs to be repaired. Kingston explained that fence belongs to the park.

Dave Kingston explained he can live without motion lighting but does need lights to turn on and off in the back of the property.

Howard explained the conditions for the approval of the application. Work inside until 7:00PM, lighting all service work is inside, take down oak tree, no storage of junk parts. Hours of operation 7:00am to 7:00pm, six days a week and 10:00am to 4:00pm on Sundays, and no service outside after 5:00pm. No lighting onto abutting properties, must be dark sky compliant. Grant waiver on the drainage.

Clark moved Reinhold seconded the motion to approve conditionally upon receiving DOT permit, Oak tree. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: EHNR Realty Development Trust of 2001
Location: Fogg Road Tax Map 022 – Lot 082-001

Chairman Foley read notice of a Site Plan EHNR Realty Development Trust of 2001. Abutter present: Heidi Dunham.

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

Chairman Foley questioned what the application was approved for before the Zoning Board: Two (2) Special Exceptions Article 6 Section 6.10.2(b) Max number of stories - to permit buildings with four (4) habitable floors, and Article 6 section 6.10.2(a) Parking – two (2) parking spaces per dwelling. Also, four (4) Variances regarding Article 6, Section 6.10.2(a) and Article 2, Section 7.2 Max height – building height 57’; Article 2, Section 7.3 Permitted uses - multi-family in the Rural Residential zone; Article 2, section 7.8 Permissible Structures - four (4) total structures; Article 6.10.3(a) Max density – four (4) buildings having forty (40) dwelling units.

Rob Graham noted they are not before the Board at this hearing for approval, but to update and ask for feedback on the Variances that were received, architectural and landscaping from the Board, and will continue at the next public hearing.

Joe Coronati explained this site is over 40 acres and will utilize the middle of the property with a loop road and two accesses on Fogg Road to four buildings. He explained there are some wetlands on the west, but most of the property is uplands. Coronati stated each building has parking on the bottom floor, and outside parking; the parking lot is 40 feet away from the front of the buildings to leave room for landscaping. Spoke about sidewalks outside of the loop, connecting building, to building, and existing trails on site. Coronati stated the clubhouse that was proposed to be on site may change. There’s an outdoor garden area. All utilities will come off of 125 and will be underground. Also, all buildings will be 300 feet from Pine Pond, and 200 feet from Fogg Road. Coronati stated all storm water will have to meet town and state requirements.

Architect Michael Keene showed a conceptual plan for four identical buildings with a slight change to the entrances. He explained they’ve added a pitched roof to try and make it look more rural, which also adds height to the buildings. Keene there’s a main front entrance with a bit of a tower look that leads to a stairway and an elevator, treating the building with different colors and textures to break up the mass of the height or the building, and clapboard vinyl siding. Keen showed the back of the building plan which will be treated the same as the front of the building. He explained the roof will be pitched will be asphalt shingles. Keene showed the front entrances stating these would most likely be used the majority of the time, and the back of the building there are flat areas that are required by the fire department. He explained they have worked with the fire department on the items that where talked about at the Zoning Meeting.

Keene showed the elevations plan and the relative heights of the buildings at 57.6 feet from the first floor to the top peaks which is consistent with the Variance they received. There is 10 units

per floor two- bedroom units all 55 and older with underground parking for 40 cars, one per unit and storage space and an elevator that will hold 3,500 pounds.

Chairman Foley asked if these will be condominiums, each unit individually owned. Graham responded they will be. The Chairman asked about the gathering place that will have to be big enough so everyone can get together. Keene stated the only time they're required to get together is for meetings, which are held off site.

McGeough stated she feels this is "mean spirited" to say there's going to be a room in each building as opposed to a club house. Keene explained they are working with the consultants on this, that they'd be used more if in the building especially in the winter.

Chairman Foley noted there is a variance for height, and that the fire department wrote a letter stating they were okay with this. Howard explained the fire department was at the Zoning Board meeting and didn't address any concerns about building height or safety at that meeting and the Zoning Board approved their variances.

Chairman Foley noted they got a variance on the number of units in a building because it's over 55. Howard explained they had an original variance on the property for elderly housing which allows for this density. The Chairman asked what Special Exceptions they received. Howard explained they received two - maximum number of stories - to permit buildings with four (4) habitable floors, and parking – two (2) parking spaces per dwelling.

Chairman Foley stated he would like to see the easement for the sidewalk along Fogg Road. Graham responded no problem with giving a deed and expanding the right-of-way. Chairman Foley stated he would like to see on the easement with water and sewer being brought across to tie into the system, be fed from two connections and not just one. Coronati stated they are proposing on the plan for a water line to go to Fogg Road with a fire hydrant on the western entrance.

McGeough stated she understood the fire department stated they have no problems with the height, but explained in good conscience, she cannot vote for this application stating she has a problem when it comes to life and safety of the residents.

Keene explained these buildings are all under the standards for National Fire life safety codes, and the International Building codes.

Trombly inquired if the fire department commented on how they would access the back side of these buildings should there be a fire.

Howard explained the fire department would call for mutual aid from either Exeter or Raymond and they will be dispatched immediately. Keene added there are three sets of stairs in these buildings, where only two are required and have fire stand pipes so the fire department won't have to carry full hoses to all the floors. This building is designed to allow people to shelter in place or adequate egress, automatic fire suppression and early warning systems to get people out without having to take residents by ladders. He also added there will be automatic smoke vents.

Keene explained there are 11 features to be satisfied required by the fire department. Keene explained just about every part of this building that is sprinklered and a fire alarm system to notify the fire department.

Abutter Heidi Dunham asked if the trails will be private. Coronati responded they will be. She asked about the storm water treatment area what it will look like. The goal of it is to be all green/vegetated and the water to go into a flat swale or ditch. Dunham asked how long construction will take. Graham explained it will be phased, one building at a time and the total construction is approximately three to four months to build the structures then will go inside to finish. Dunham stated she would like to see evergreen trees planted. After these are built is there a guarantee to stay as is or more in the future to be built of the rest of the 40 acres. Rob stated there will be no more residential units built on the site, there will be preserved areas around this site and that about Fogg Road will be restricted. Graham stated 95% undisturbed will remain, he also explained that 20% could be under 55, which is required by State law. Dunham asked if she will be made to tie into town water and sewer. Graham explained she would not with this proposal but he can't talk for what the Town will do in the future. Dunham asked if they will be doing landscaping on the front of the property or just by the entrances. Graham responded that he will set up a meeting with Donovan and Coronati and Paige from Jones and Beach to go over that landscaping.

Clark questioned the access roads, where they are in relation to the properties on Fogg Road. Coronati explained the entrances are right on property lines and they do have limitations on Fogg Road due to wetlands, the western entrance is between two large yards, the eastern entrance is a little difficult.

The Chairman advised to look at how the situation with lights shining onto homes on Fogg Road can be fixed.

Clark noted to not having a club house plus exercise areas in each building is a disservice to all the residents. Graham stated both will not be done.

Chairman Foley spoke briefly on offsite improvements. Graham explained he has met with Reinhold on any issues. Reinhold said they still need to walk the whole site and the only thing that has been talked about is the east entrance and where the water is going to go.

McGeough stated she would like to see a new landscaping plan. Graham agreed to check with the garden club for suggestions.

Clark asked if there will be dumpsters on site. Graham responded there will be no dumpsters on site, trash is picked up twice a week. Graham informed the Board they are looking at possibly heating the sidewalks, entry points and entrances to the underground parking.

Chairman Foley stated at next meeting Impact fees and landscape plan will be discussed.

Reinhold moved, Clark seconded the motion to continue the hearing to November 8. The motion carried. McGeough abstained.

MINUTES OF 9/13/18 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried. Two members abstained, McGeough and Yergeau.

INVOICE FROM TIGHE & BOND – RE: NOTTINGHAM SQ. RD. SUBDIVISION - \$220.00 & ECHO FARMS \$791.80 – Clark moved McGeough seconded the motion to approve payment. The motion carried.

TREY’S WAY BOND RELEASE – Clark moved Yergeau seconded the motion to approve the Bond release for Trey’s Way. The motion carried.

WORKSHOP – The Board discussed zoning amendments and having a workshop which is scheduled for October 25, 2018 at 6:00pm.

ADJOURNMENT: McGeough moved Reinhold seconded the motion to adjourn the meeting at 9:45pm. The motion carried.

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

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary