

**TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING**

Wednesday December 5, 2018

PRESENT: Don MacLaren, Mark Vallone, Charlie Goodspeed, Kim Sullivan; Alternates John Dold and Rob Eldridge; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman MacLaren called the meeting to order at 6:00 P.M., appoint to John Dold to sit in Bodge's seat.

PLEDGE OF ALLEGIANCE TO THE FLAG

CENTERVIEW HOLLOW LAND COMPANY, LLC – Chairman MacLaren read notice for Special Exception Article 6, Section 6.5 to develop a parcel of land under the multi-family housing use regulations. Parcel is located on Pleasant Street, Tax Map 028 – Lots 39 & 40, located in the Residential Zone. Abutters present: Susann Fuller, John Gaynor, Kevin Walsh.

Joe Coronati came before the Board with the proposal. He explained the two abutting properties have been before the Board and both have received Special Exceptions.

Coronati explained the application before the Board is the same request for the Special Exception as the other two parcels, with two new parcels on the west side. Would like to merge all parcels and do one multi-family development with two access ways on Route 27. He explained the Amarantides and Higgins property are on the top of a hill flatter section of 27 and the other entrance will still be by the old Brewitt homestead. All roadways and sites will be privately owned, no town maintenance needed.

Coronati explained the developer builds many of these two-family dwellings with first floor masters, two-bedroom dwellings which are not age restricted units but target older buyers. He stated there's a large parcel of the property into open space and stated they will not use Jenness or Fremont Road and keep the access roads on 27 and the intention is to keep everything away from the road.

The Chairman explained before opening to the public, any questions will be about the application before the Board and not the other sites.

Coronati explained the site is approximately 40 acres, with approximately 32 acres of uplands.

Sullivan asked if this will all be combined into one development. Coronati stated if approved, yes. Sullivan questioned if this will change the configuration? Coronati explained if approved tonight will go forward with all the land and it will change what would have been done on the 160 Acre piece. Sullivan asked if anything close to 27 will be the two-family homes. Coronati stated the whole site is two-family homes. Kim questioned how many homes in all. Coronati stated approximately 160 units total- 80 duplexes on all three parcels. Sullivan asked if there's town water and town sewer. Coronati stated definitely not town sewer and most likely no town water.

Goodspeed asked if these will all have basements. Coronati explained because of the slopes they try to have walk outs as possible. Goodspeed there's a lot of wetlands. Coronati explained with this size development there are many state permits that are required.

John Dold asked what the speed is. Coronati stated approximately 45; he explained the design will have to go to DOT and they will decide on a deceleration lane.

Sullivan inquired where Coronati indicated the market will be 55 and over asking if families will be allowed to move in. Coronati stated there's no age restrictions.

Abutter John Ham stated his driveway is across from where the driveway will be and stated he is concerned with the headlights that will be lined up with his property. Coronati explained they look at moving the road so that this doesn't happen. Ham asked what will happen to the wells in the area. Coronati explained there's a process with a permit through the state to make sure nothing happens to abutting wells.

The Board addressed the Special Exception requirements:

CRITERIA FOR SPECIAL EXCEPTIONS:

- 1. That the use is so designed, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.**

Site Plan Review is required for this project with the Planning Board. As such the Planning Board will ensure that the public, health, safety, welfare and convenience is protected through the design and permitting process.

Sullivan stated he has a problem with the number of units going up in this area.

- 2. That the use will be compatible with adjoining development and the proposed character of the zone where it is to be located.**

The surrounding properties consist of residential subdivisions such as Windbrook Drive and Frank's Way, large parcels either vacant or with residential uses, a junkyard (Epping Salvage) and a recently ZBA approved multi-family development on adjacent parcel fronting on Jenness Road along with 2 existing multi-family developments on the south side of Route 27 just to the east of this site.

This development will consist of two-family homes which is consistent with the neighboring properties. The use is compatible with the surrounding developments and will not alter the character of the neighborhood. The design proposes to provide large areas of open space along with the development.

- 3. That adequate off-street parking and loading is provided. Ingress and egress are so designed as to cause minimum interference with traffic on abutting streets.**

Ingress and egress will likely be via Route 27 which is a State owned and maintained roadway. A NHDOT driveway permit shall be required and final locations of driveways will be part of the Planning Board and NHDOT review, and two means of access to the development will be provided. Route 27 is preferable to access the property from a design standpoint; however, we do have frontage on Jenness Road and Windbrook Drive. We do not intend to use those alternative

locations unless NHDOT should require it. Preliminary evaluation of the road frontage for the parcel indicates that adequate all-season safe sight distance can be provided. All proposed parking will be onsite, off-street and designed to meet local parking requirements for the residents and visitors. The addition of these two parcels provides for a better location for the second means of egress on a flatter stretch of road with better sight distance.

Chairman MacLaren noted if approved, the motion will read for the merging of all the three properties that were given the Special Exception.

4. That the use conforms with all applicable regulations governing the zone where located, except as may otherwise be determined for large-scale developments.

Residential use is proposed and allowed in this zone. Single-family and duplex housing. All other applicable regulations governing the zone shall be otherwise observed.

Dold asked if there's a town regulation for utilities. Howard explained the Town requires underground utilities.

5. That the applicant for a Special Exception agrees as a condition of the Special Exception to obtain Planning Board approval of the site (if required for the development in question), prior to applying for a building permit.

Centerview Hollow agrees to this condition of approval as required.

6. That if the application for a Special Exception is for the expansion of a Non-Conforming use, the granting of such exception will not adversely affect abutting or nearby property values, and that the Non-Conforming Use is not hazardous by its nature.

Not applicable.

7. For any Dual Use related Special Exception, an added use must be a Permitted Use in the zone.

Not applicable.

Goodspeed moved MacLaren seconded the motion to approve the Special Exception conditional on the lots being merged. The motion carried 3 – 2. Sullivan and Vallone voting against the motion.

MINUTES OF OCTOBER 30, 2018 FOR APPROVAL – Vallone moved Sullivan seconded the motion to approved the minutes.

MINUTES OF AUGUST 22, 2018 FOR SIGNATURE – The minutes were duly signed.

LETTER OF RESIGNATION – Vallone read letter of resignation effective 12/6/18. Vallone will serve a two-year term as a state representative. Vallone thanked each Board member individually, the planner and secretary.

Chairman MacLaren accepted Vallone's resignation with regrets. The Board wished Vallone the best of luck.

APPOINTMENT - Chairman MacLaren appointed John Dold to carry out the rest of Vallone's term on the Board, being March of 2019. The Board approved the Chairman's appointment.

ADJOURNMENT – Vallone moved, Goodspeed seconded the motion to adjourn at 6:50pm.

APPROVAL NOTIFICATION: December 5, 2018 - Minutes of October 30, 2018 were approved. Minutes of August 22, 2018 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary