

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY February 14, 2019

PRESENT – Joe Foley, Susan McGeough, Heather Clark, 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

PUBLIC HEARING: Continuation Site Plan
Owner/developer: Sig Sauer, Inc
Location: 205 & 233 Exeter Road & Route 27, Map 038 – Lots 003 & 005

Clark moved Reinhold seconded the motion to continue the hearing to March 14. The motion carried unanimously.

Clark moved Reinhold seconded the motion that the two ranges that have been asked for approval from the Planning Board does constitute a regional impact in accordance with RSA 36:55- II and IV. The motion carried unanimously.

PUBLIC HEARING: Site Plan (backstop berm, Classroom 3/Eng. Bldg. & R&D Range)
Owner/developer: Sig Sauer, Inc
Location: 205 & 233 Exeter Road & Route 27, Map 038 – Lots 003 & 005

The Board agreed the application for the backstop does not constitute a regional impact.

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Willard & Erica McPhee
Location: 173 Prescott Road, Map 21- Lot 29

Chairman Foley read notice of a Two Lot Subdivision Willard & Erica McPhee. Abutters present:

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

McGeough recused herself as she is an abutter to the property. Chairman Foley appointed Trombley to sit for McGeough.

Tim McPhee came before the Board to explain the proposal. He stated his aunt and uncle, Willard and Erica McPhee would like to change the name on the deed to the piece that the Governor Prescott house is on which will be the house, outbuildings and 23 +/- acres and then

retain possession conservation land, pieces that have already been surveyed. He explained nothing will change, only names on the deed and that 20+ acres and.

Chairman Foley questioned they will be creating one new lot pulling out the piece on the governor Prescott lot. Tim McPhee explained the conservation land will be on the same lot that they own already and will stay in current use.

Howard stated there is a request for waivers because the new lot that's being created, they are not putting a well or septic which is required typically for a new house lot, which is not the case here.

Clark moved Reinhold seconded the motion to approve the waiver request. The motion carried unanimously.

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

PUBLIC HEARING: Conditional Use Permit
Owner/developer: Gatchell Land and Development
Location: Depot Road, Tax Map 027 – Lot 190

Clark moved Reinhold seconded the motion to continue the hearing to March 14. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Farmstands of New England, Inc.
Location: 38 Plumer Road, Tax Map 022 – Lot 071

Chairman Foley read notice of a Site Plan Farmstands of New England, Inc. Abutters present:

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

Deborah Desenza came before the Board and showed the barn in question; she explained the end of the barn was full of holes and the barn is not usable for animals. She stated she is looking to gut the barn and make the first floor a usable space for crafts and a small kitchen that meets commercial standards and an area for pottery and weaving. She explained there will be a folding door to push that aside to have a larger meeting room, and would like to put a second floor with 2-1-bedroom apartments to provide service to two more that need support.

Chairman Foley asked if there will be elimination a bedroom in the main building. Desenza explained what used to be bedrooms they use for conference rooms.

Howard explained during renovations the septic will be looked at and make sure everything is up to code.

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

PUBLIC HEARING: Site Plan
Owner/developer: DRNC, LLC, D/B/A Buxton Oil
Location: 49 Shirking Road, Tax Map 035 – Lot 003

Chairman Foley read notice of a Site Plan by DRNC, LLC, D/B/A Buxton Oil. Abutters present:

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

Engineer Garrett Piccirillo, representing the applicant explained the proposal is for a 750 square foot addition to the existing building. He explained the existing building is approximately 5,000 square feet with a small office space and a larger garage where they store the trucks.

Piccirillo explained the reason for the addition is because the office space is so small and are looking to bring on two more employees. He informed the Board the overall 750 square feet increase meets all setback requirements.

Piccirillo explained the waiver request for: HISS mapping, site lighting, no new lighting, sound reduction, and traffic study.

Clark questioned what kind of lighting and would like dark sky compliant. She explained Howard would look at the lighting plan.

The Board unanimously approved the waivers for HISS mapping, site lighting, no new lighting, sound reduction, and traffic study.

Clark moved Reinhold seconded the motion to approve the plan with the approved waivers and the lighting. The motion carried unanimously.

PUBLIC HEARING: Subdivision
Owner/developer: Route 125 & 101 Investments
Location: Fresh River Road, Tax Map 029 – Lots 283-5 & 283-6

Chairman Foley read notice of a Subdivision by Route 125 & 101 Investments. Abutters present:

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

Rob Graham and Paige Libby came before the Board with the proposal to consolidate two lots into three lots for the solar field.

Graham explained this site was approved as an industrial subdivision to be converted to a solar subdivision

Libby explained the proposal is to consolidate the two lots and to re-subdivide into three lots. Libby explained the PUC requires that only a certain amount of power can be on constructed per lot.

Libby explained the reason the lots are shaped as shown is because the lots have to run parallel to the solar panels, otherwise they'd be cutting through the solar panels and to get the number of panels needed. She explained they are requesting waiver for lot shape.

Libby explained they will be going to the Zoning Board for variances for the setbacks; the lot sizes and frontages meet town requirements.

Graham explained there is a note added that this lot is for solar only and will not have any other uses, and if the solar doesn't go forward the plan won't be recorded. He explained, if this is done in time, prior to the submission to the PUC if the rule comes in that eliminates this requirement, they will merge the lots into one.

Chairman Foley stated his concern is with the odd shape lot. He explained with the stipulation on the plan, if approved, this is only for solar nothing more, he's ok with the lot lines under those circumstances.

Chairman Foley asked what the time frame is. Graham stated time possibly a year to two years.

McGeough moved Reinhold seconded the motion to add a note on the Subdivision plan this site will only be used for solar and the wording is reviewed by both parties. The motion carried unanimously.

McGeough moved Reinhold seconded the motion to approve the waiver for lot shape. The motion carried unanimously.

Reinhold moved McGeough seconded the motion to approve the plan with the condition that nothing other than solar panels are on this site. The motion carried unanimously.

MINUTES OF 1/10/18 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. The motion carried.

PARENTEAU/TOWN PROPERTY – 72 MILL & BANNIGAN COURT – Board of Selectmen have chosen to help the situation and the Planning Board supports the Selectmen's decision.

INVOICE FROM TIGHE & BOND FOR PAYMENT – RE: EQUESTRIAN ESTATES \$440 & BLACK BIRCH \$1,100 & Ladd's Lane – Clark moved Reinhold seconded the motion to approve payment to Tighe & Bond. The motion carried unanimously.

INVOICE FROM NICOLE BIZZARO – an invoice from Nicole Bizzaro was discussed regarding offsite fees to come out of the recreation Impact for striping the basketball courts, in the amount of \$5,493.

McGeough moved Clark seconded the motion to approve the amount of \$5,493. The motion carried unanimously.

ECHO FARM BOND REDUCTION – A request for reduction on the Echo Farm Subdivision was discussed. Reinhold explained the problem he's concerned with is the drainage is not working at all.

After a discussion, the Board agreed there needs to be a letter with a list of items that need to be done.

Chairman Foley moved Clark seconded the motion to reduce the Bond in the amount of \$500,000, conditional on a punch list. The motion carried 4-0-1, abstention by McGeough.

ADJOURNMENT: Clark moved McGeough seconded the motion to adjourn the meeting at 7:45pm. The motion carried.

NOTE: THE NEXT MEETING DATE IS MARCH 14, 2019 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary