

**EPPING, NH PLANNING BOARD MEETING MINUTES
THURSDAY July 11, 2019**

PRESENT – Joe Foley, Susan McGeough, Heather Clark; Alternate Mike Vose; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00, and appointed Vose to sit for Reinhold.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Site Plan – multi-family, Lot line Adjustment, & Merger
Owner/developer: Lewis Builders
Location: 140 Pleasant Street, Tax Map 028 – Lots 038, 038-001, 039 & 040

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

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

Joe Coronati came before the Board with an update on the Site Plan. He referred to waiver brought before the board at the previous meeting for a cul-de-sac radius which was denied by the board; he then explained changes made on the revised plan. He explained they modified on the plan, sheet C-7 which previously had four cul-de-sacs on the development and showed that two of those cul-de-sacs were moved referring to Road B, Units 8, 9, 10, 20, 21, 22, 23, 24 and 25.

Coronati showed the next cul-de-sac on Road D is located in the old hay field is dimensioned the cul-de-sacs to 150 feet across the asphalt, no-right-of-way so 150 feet of asphalt and were able to shorten the road by 80 feet. He explained they added dimensions from the first driveway to the intersection to each unit.

Coronati stated there are now only two cul-de-sacs and referred to sheet C-10 on the plan where they moved a couple units around to meet the 50 feet of the intersection, and pushed the unit back to make it a corner unit on Road G.

McGeough noted on unit 68 looks crowded and asked if it would be advantageous to move. Coronati stated they will look to get both units onto Road G. Coronati stated they can modify 68.

Coronati showed photos of the units that will be built. Clark asked if all the units will be the same color. Coronati stated that is correct. Clark stated she was not happy with that and asked if they could somehow be changed.

Howard suggested where the clapboards are on the top, they could be different colors to be similar in color but still slightly different.

The Board requested that the developer provide proposals to individualize the appearance of the units through colors and façade changes.

Clark moved McGeough seconded the motion to continue to August 8. The motion carried unanimously.

PUBLIC HEARING: Subdivision
Owner/developer: Joan H. Parenteau Revocable Trust of 2017 c/o David Tierney
Location: 72 Mill St. & 6 Bannigan Court, Tax Map 023 – Lots 001 & 002

Chairman Foley read notice of a Subdivision by Joan H. Parenteau Revocable Trust of 2017 c/o David Tierney. There were no abutters present.

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

David Tierney came before the Board to explain where the trailer is once was a house which was put on the site in 1983 and was all one piece of property. He explained the Town has it listed as two separate lots; therefore, he would like to subdivide the lot to make it sellable.

Tierney informed the Board he applied to the Zoning Board because one lot does not meet the Town's requirement on lot size, being Lot 1, which is bit smaller than the 20,000 square foot acre requirement, and the Zoning Board approved the application.

Howard explained there was a slice of the land that was under question and Town attorney did research who advised the Town has no right to the land. These lots have been taxed as two lots since the mid-80s.

Howard explained the applicant is asking for waivers from:
10.2 Specific Plan Information – Existing Site Conditions; 10.2(D) Existing grades with two-foot contours; 10.2(F) Existing structures within 200 feet of the site; 10.2(G) Natural features including wetlands identified by a NH certified wetland scientist; 10.3 Specific Plan Information - Proposed site Conditions; 11.0 Soil Based Lot Size Determination.

McGeough moved, Clark seconded the motion to grant the waivers. The motion carried unanimously.

Chairman Foley moved Clark seconded the motion to approved the plan. The motion carried unanimously

PUBLIC HEARING: Site Plan – Change of Use
Owner/developer: Ban Dissanayake
Location: 415 Calef Highway, Tax Map 016 – Lot 052

Chairman Foley read notice of a continued Site Plan – Change of Use. Abutters present: Nathan Kaminsky and Mary Ahearn.

Howard explained the pin has been replaced by licensed surveyor, the silt fencing on the right side of the site needs to be removed, how long to allow transitioning to the auto from the large equipment business, the Board needs to discuss removing the outdoor storage area, plantings and hours of operation, where the dumpster is going to be on the concrete pad, no outdoor vehicle storage and a new drawing showing any changes requested by the board.

Kaminsky requested Howard send him an email showing the licensed surveyor placed the pin where it should be. Kaminsky referred to a previous site plan which showed a retention pond, the pond shown on the plan 20x34, Kaminsky stated he'd be surprised if it measures 12x12. He recommended to expand the size of the retention pond to go south and then west. He stated the plan shows rhododendron's where there aren't any. He noted the board talked about a transition and asked that the earth moving equipment is included in that so after the time allowed that would be removed. He asked if there's a plan for the 10x50 area on 125. He asked about the erosion fence there's a healthy crop of Japanese knotweed with a sprig coming on to his property, and asked that that be addressed so it doesn't take over that area.

The Board spoke briefly on landscaping, and suggested the applicant contact the Epping Garden Club for suggestions.

Chairman Foley spoke about the sand washing down onto Kaminsky's land. He advised the applicant needs to look at 2 to 1 slope and rip rap. The applicant agreed and stated he will regrade so the water will go into the detention pond.

Conditions stated by the Board:

- Hours of Operation
 - Mon-Sat: 8am to 5pm
 - Sun: Closed
- Automotive Repair & Inspection Station
- Small spray paint touch-up jobs only (scratches/small areas); no full panel painting i.e. fenders, doors, bumpers, hoods, etc.
- Concrete pad next to building only can be used for storage of the following: dumpster and storage rack for antifreeze pickup.
- No sale or leasing of vehicles
- No unregistered vehicles shall be stored onsite
- No storage of parts or tires onsite
- The current outdoor storage area shall be turned into a raised bed with plantings and mulch. The applicant shall contact the garden club for suggested plantings.
- The fence shall be moved inward between this lot and the adjacent lot (Map 16 Lot 53) and the slope between the properties shall be at least 2:1. This area will also have riprap or erosion control mulch installed. The silt fencing shall be removed and the knot weed shall be eradicated.
- The land grade along the south side of the property shall be regraded to ensure it is pitched toward the detention pond and the detention pond shall be evaluated.
- Cars shall only be parked in the 5 paved parking spaces.
- The applicant will submit a new drawing will all the proposed changes.

- No working on equipment shall take place onsite except for within the building.
- Signage shall be reviewed by the Town Planner and a permit shall be obtained.
- All changes listed above and the transition from the previous business to the proposed automotive business shall be completed by November 11, 2019.

McGeough moved Clark seconded to approve the plans with conditions stated. The motion carried unanimously.

MINUTES OF 6/13/19 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. The motion carried unanimously.

NOD PATTERSON ASPHALT PLANT, NOD – LEWIS BUILDERS WAIVERS, NOD MADORE LLA – The Notices of Decision were duly signed.

INVOICES FROM TIGHE & BOND FOR PAYMENT - LEWIS BUILDERS-PLEASANT VIEW FARM \$360.00, ECHO FARM SUBDIVISION \$480.00, TOWN DRY HYDRANT \$330.00 – Clark moved McGeough seconded the motion to pay the invoices. The motion carried.

ADJOURNMENT: The meeting adjourned at 7:25pm.

NOTE: THE NEXT MEETING DATE IS AUGUST 8, 2019 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary