

**EPPING, NH PLANNING BOARD MEETING MINUTES
THURSDAY August 8, 2019**

PRESENT – Joe Foley, Susan McGeough, Heather Clark, Dave Reinhold; Selectman’s Representative Mike Yergeau; Planner Brittany Howard.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00.

PLEDGE OF ALLEGIANCE TO THE FLAG

DISCUSSION: Dry Hydrant Regulations

A discussion ensued on requirements by the fire department for the Board to accept as part of their regulations.

Epping Fire Lieutenant Paul St. Cyr explained they follow the NFPA 1142. Chairman Foley asked what the rule of thumb is if there’s a cistern for 12 houses how big would it have to be. St. Cyr stated at least 30,000 and for 24 houses a 30,000 or at least two of those.

Chairman Foley expressed he was not happy with this as it could add \$5,000 to the cost of building of a house. St. Cyr stated his concern is the lack of water supply in the town.

McGeough asked St. Cyr about snow access how the fire department will get to the cistern if necessary, and what happens if it fails, who’s responsible. St. Cyr responded it would be tested first and they’re usually good for 30 years. He explained after a couple of years the town takes them over and suggested getting a bond from the contractor. He explained as far as snow access they’re normally moved up close to the road and will be paved and plowed to be able to get to them.

Selectman Yergeau stated he didn’t see any testing procedure in the paperwork, and asked about a Knox box. St. Cyr stated that can be incorporated into the regulations. It was agreed that additional work needed to be done to the regulations. Howard will work with the EFD to create new regulations.

PUBLIC HEARING: Continued 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 Reinhold seconded the motion to continue the hearing to September 12. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Michael Fecteau
Location: Calef Highway (NH Route 125), Tax Map 029 – Lots 199 & 210

Chairman Foley read notice of a Site Plan. Abutters present: Paul & Linda Liversedge, Sr., Luke & Linda Davis, Mark Vallone & Susan McGeough, Andrea Murphy.

Joe Coronati and Mike Fecteau came before the Board with the proposal. Coronati explained there’s a rail bed along 125 that sits up approximately 25 feet higher than the road making it an impediment to do

any development in that area. Coronati informed the board they have a permit with DOT and Fecteau has been allowed to regrade, but will not sell the land so they have a grading easement. He stated they need an AOT permit and the DOT permit because they exceed the amount of disturbance; when in the shoreland protection area the disturbance drops down to 50,000 square feet as opposed to 77,000 square feet that they are looking to disturb.

Coronati explained the proposal is to regrade the rail bed, there's no wetland impact, showed areas for stock piling the dirt which will eventually be trucked; there's approximately 9,000 yards of material. Coronati explained they are looking to use Church Street as the access for the removal of the material.

Coronati explained with the DOT process they've had to do an extensive review; so, an environmental package has been completed.

Chairman Foley asked if there are any plans for the site beyond this grading plan. Fecteau responded there is no interest in the land until all permits have been received.

Chairman Foley asked about railroad bed material if has to be certified inspected. Coronati stated they did test pits and did soil samples; the top six inches are going to be hauled off and brought to a landfill. The Chairman is concerned with the dirt being hauled off through Church Street extension area. Truck traffic would need to be restricted from the downtown area particularly during hours when children are going to or from school.

Reinhold stated he is concerned also with the trucks on town roads.

Abutter Mark Vallone referred to his mother's home and asked Reinhold what shape Church Street is in. Reinhold stated it's not bad, has little traffic. Vallone stated another concern is noise since all the trees have been removed. Fecteau explained all concerns will be taken into consideration with the site plan once there's a client for the land.

Abutter Susan McGeough stated there are three houses on Church Street Extension built in the 50s that are on the road. She has a problem with a thousand trucks going by these houses is not a good thing. She explained her mother lives in one of those houses and will not be able to enjoy her living room. She stated it's a very narrow road and this will be huge and the folks on Moore Street will be affected by this also. McGeough stated she is appalled that this is happening and will also affect the values of these properties. She added she feels this is a poor proposal.

Abutter Paul Liversedge stated he has lost all of his privacy because of the clear cutting. He explained he has been in the surveying business and understands zoning and that Fecteau has the right to develop this commercial property. He stated there are certain site plan regulations that should still be followed such as buffers, noise, privacy which has now been lost with his and his family's property. Liversedge stated removing the berm will open up these properties even more to 125.

Liversedge asked if part of this project removing all of the stumps and planting grass or is it going to continue to grow wild and start replacing a buffer. He asked that the Board put a stipulation, if this site is going to be done commercially that a 30-foot buffer shall be restored to residential properties.

Chairman Foley reminded the abutters that this is not a site plan, that Fecteau has applied for an AOT permit. He stated Fecteau is not proposing anything as of yet, what is before the Board is a grading plan. The Chairman explained Fecteau has the right to cut the trees on his property and does understand the position of the abutters. Chairman Foley explained when Fecteau comes before the board to build on his

property he will give specifics and at that point the Board address all the proposals and all the abutters concerns.

Liversedge presented the Board an RSA 227-J:9 – Cutting of Timber Near Certain Waters and Public Highways of the State (Basil Area Law). This law is relative to Town and State Roads and does not restrict cutting up to the property lines of abutters.

Abutters Luke Davis stated they've lost enough of their privacy and sound buffer and are against removing the berm.

Abutter Linda Davis stated what attracted them to move to their property was the trees and with those gone she can hear noise from the shooting range and the highway noise. She informed the Board she was not happy with the cutting of the trees that started on a Friday at 5:00 pm and lasted all through Saturday.

Abutter Andrea Murphy from the Hogarth Country Day School. She informed the Board she now has a water problem with all the development on 125 and has got increasingly worse when the trees came down on Fecteau's property. She explained she was faced with every day during the winter in the morning with the thawing on the hill running down to her lot and then freezing. She stated her concern is when the railroad bed is taken down that the water will funnel more onto her property. Coronati explained the DOT and AOT will review the drainage plan. Murphy showed pictures to the board of her property with the water and ice problem.

Abutters Mike & Jacqueline Botino explained when they built their home on Moore Street, they did not expect their home to be visible to 125, but understand there is commercial property abutting them. Jacqueline stated they are in full agreement with all the other abutters concerns, the stock pile of dirt, noise, and the multitude of trucks that will be using this road. She asked how long before the contaminated dirt will be hauled off.

Coronati explained the cutting of the hill is not going to affect any of the traffic, and the concerns that are brought up are on future development, not on what the plan is before the board. He explained the contaminated dirt will be hauled off first. Coronati explained it will take approximately one month to cut the hill, graded, mulched and seeded.

Howard read a letter for the record from DOT dated June 18, 2019 that speaks to remove the rail bed to improve visibility on 125.

McGeough questioned the letter which stated this work will be done to improve visibility of Fecteau's lot, not visibility on 125. She stated since she heard about this application, she has driven 125 back and forth to check on the visibility, and does not see any problem with the visibility. She stated its visibility to this lot only per the DOT letter and disagrees with the statement for the visibility on 125.

Clark stated something needs to be done in the interim for the residents that are affected by this proposal and suggested a fence.

Chairman Foley noted there will be no activity in the 25-foot buffer range, whatever natural brush is there now, allow to rejuvenate.

The abutters are in favor of a natural tree buffer.

Chairman Foley addressed the truck traffic and agrees these are public roads for anyone to use but has concerns with the amount of truck traffic. The Chairman informed the applicant if the town roads are going to be used the Board will require a bond, at the next meeting the board will address the barriers, access, and time work can be done.

McGeough rejoined the meeting.

Clark moved, Reinhold seconded the motion to continue to September, 12, 2019. The motion carried unanimously.

MINUTES OF 7/11/19 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. The motion carried unanimously.

NOTICES OF DECISION - Ban Dissanayake Site Plan/Change of Use & Subdivision Joan H. Parenteau Revocable Trust of 2017 c/o David Tierney.

The Notices of Decision were duly signed by the Chairman.

ADJOURNMENT: Clark moved, McGeough seconded the motion to adjourn the meeting at 8:00pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS SEPTEMBER 12, 2019 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary