

**EPPING, NH PLANNING BOARD MEETING MINUTES
THURSDAY September 12, 2019**

PRESENT – Joe Foley, Susan McGeough, Dave Reinhold; Selectman’s Representative Mike Yergeau; Alternate Michael 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 in for Clark.

PLEDGE OF ALLEGIANCE TO THE FLAG

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 continued Site Plan by Lewis Builders. There were no abutters present.

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

Joe Coronati came before the Board with updates designed all the drainage, the road widths are all with the regulations and also the number of units. Next to discuss is fire protection with the property. He explained they have an overview of the plan that he submitted to the Board and showed the eastern entrance right at 27 with the existing house to a full paved road. Coronati explained there is an existing pond there that they’re looking to use as a dry hydrant, and also proposed four hydrants that will be connected to their water system spread out through the development; one at Route 27, the next one is at the intersection of Road A, another one at the end of the cul-de-sac at Road D, and then toward the western entrance after Road A, and one more at the intersection at Road G. He explained the water lines at the cul-de-sacs are reduced in size. He stated they kept the hydrants on the main roads, and all the cul-de-sacs will have blow-offs. Coronati noted the wells that have been drilled are toward the rail bed, there will be a pump house with a gravel road to get to it.

Coronati explained the question about unit 68 that was kitty-cornered, they were able to turn it and add it to the cul-de-sac and now meets the 50-foot requirement. He explained they added street lights at each of the intersections, he showed the waterline and underground electric. Coronati explained all ponds have four bays, having to meet AOT regulations, which they will be applying for.

A brief discussion ensued on the color that will be used for the houses.
Reinhold moved Vose seconded the motion to keep all houses in the development one color. The motion carried 3-2. The Chairman and McGeough voted against the request for same color homes.

McGeough moved Selectman Yergeau seconded the motion to continue the hearing to October 10. The motion carried unanimously.

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

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

Joe Coronati came before the Board with the proposal. He showed the shooting position of the 1,000-yard range where they shoot from one end of the site to the other into a back stop. He explained the proposal is to use the shooters position berm shooting west into the backstop, which is approximately 14 feet high that's existing. He explained they did a profile to regrade the area and will construct another berm that's constructed from the Bradsher side of the shooting range and will construct another berm that will be out of all the material that's already there. He stated they will expand the berm with a "hook" on one side and a gap between the two berms to allow for the storm water to drain out. He explained there are gravel driveways, no new roadways for construction and a place for parking cars. They will install a covered house with a rubber roof to hold in any ricochets. Basically, this is the reuse of an existing range in a reverse direction.

Chairman Foley asked about wings on the structure and how far forward on the sides is it. Scott Chamberlain Facilities Supervisor explained the overhang will be approximately ten feet from the berm and anything that hit the structure will go into the sand. The structure will be built so that it's sloping back toward the sand and comes out of the sand into a triangle.

Chairman Foley asked about the removal of the east stand about six or seven feet and then shooting horizontally into the backstop? Coronati stated approximately three feet.

The Chairman asked what weapons will be used in this area. Eric Director of Operations explained they no longer shoot any 50's at the academy any longer. He explained this is a demonstration range they will be shooting the 308/338 caliber and won't be used for academy students only for employees. He explained this is not a daily used range.

Chairman Foley asked how many shooting positions. Eric explained there will be three different positions, one weapon at a time.

Selectman Yergeau recused himself, but suggested an architectural plan should be given to the board. Howard explained this will be the same as the other covered houses they have built. Howard noted part of the Notice of Decision will address what is being built, which is the same as Area 51.

McGeough moved Reinhold seconded the motion to approve the proposal. The motion carried.

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

Chairman Foley read notice of a continued Site Plan by Lewis Builders. Abutters present: Paul & Linda Liversedge, McGeough and Vallone Family Trust, Luke Davis, Michael & Jacquelyn Fotino.

McGeough recused herself.

Howard updated the Board where they left off from the last meeting. She stated the Board discussed access onto 125 and buffer on Moore Street since then an email came in from DOT denying the request on access from Route 27 & 125. She informed the board the plantings along Moore Street are a mix of evergreen trees. The Board also discussed hours of operation.

Joe Coronati and Michael Fecteau came before the board with an update on the site. Coronati explained they went to the Conservation Commission because of the proximity of the river and wetlands they had

no problems other than a plant that's growing on the berm and they want to mediate it. Received recommendations from Gove Environmental on how to handle that species and that has been added to the plan.

Coronati explained the residents requested buffer along Moore Street so they added a thick screen of trees right in front of the houses. He reiterated Howard about the response from DOT regarding the access on 27 or 125.

Reinhold stated his concern is with the road and suggested taking pictures before work being done then compare with after photos. Reinhold also suggested a bond be put in place for any damages. Fecteau informed the Board if the road is damaged, he will fix it.

Selectman Yergeau reminded the Board at the last meeting they discussed seeing a landscaping plan and an overlay of potential uses on this site. Fecteau responded he has no idea what potential uses will be on the site at this time.

McGeough stated her mother has lived in her house in this area for 62 years, and explained her concern is herself, her brother, visiting nurses and PT personnel won't be able to get to her mother's house during the time of work being done to this site. Fecteau offered McGeough and other's visiting her mother's home to cut through his site. McGeough thanked Fecteau for his offer.

Abutter Luke Davis stated he has concerns with the buffer along Moore Street and asked that more trees be planted.

Abutter Paul Liversedge stated he is not in favor of the removal of the berm because of the noise issue. He asked what size the trees will be, where are they going to be and what assurance will be in place if the trees die off, will more be planted. Fecteau responded if any of the trees die off, he will maintain and replant.

Abutter Jacquelyn Fotino asked about the size of the trees and when they will be planted. She also suggested considering a third layer for a little more privacy.

Coronati stated the trees will be eight to ten feet tall and will be planted before any work starts. He explained additional trees can be curled down between this site and down the property line on the house on Moore Street, keeping all the trees to the 25-foot buffer and another 25 feet for a total of 50 feet down the property line.

Reinhold moved Vose seconded the motion to approve the hours of operation 8:00am to 5:00pm Monday through Friday, and that all traffic exiting the site turn left out of Church Street toward Walgreens. The motion carried unanimously.

Howard noted the conditions, eight to ten trees before work starts; hours of operation 8:00am to 5:00pm Monday through Friday; any and all state permits that are still outstanding which is an AOT permit; All truck traffic shall take a left onto Main Street and exit on to Route 125 and the Main Street/Fresh River Road intersection; remove invasive species as outlined on the plan; Plan expires when the first state permit expires, and a bond set in place for Church Street extension.

Howard asked the board for suggestions on the active and substantial requirement. Selectman Yergeau suggested to mirror their AOT permit. Howard noted if the Board approves the application tonight then it doesn't receive final approval until all state permits are in, then the expiration is when the final state

permits are in, and if their state permits are not in a year from now the applicant will come back before the Board.

Howard also noted the plantings will be done either this fall 2019 or spring 2020. The Board agreed.

Reinhold moved, Vose seconded the motion to approve the plan with conditions stated. The motion carried unanimously.

MINUTES OF 8/8/19 FOR APPROVAL – Reinhold moved Vose seconded the motion to approve the minutes. The motion carried unanimously.

DRAFT CISTERN – if you are within a half mile of an existing cistern or dry hydrant/fire a cistern will not be required. Go after manufacturer standard so the warranty is not voided.

DRAFT CIP – The Board will review the CIP and discuss at next meeting.

PB BUDGET 2020 – McGeough moved, Reinhold seconded the motion to keep the 2020 budget as is. The motion carried unanimously.

At 8:27 the Board **ENTERED IN TO NON-PUBLIC 91-A:3. II(c)**

Chairman Foley asked for a Roll Call to enter in to Non-Public Session. A roll call vote was taken and carried unanimously.

Reinhold moved Vose seconded the motion to exit the Non-Public Session at 8:39. Motion carried 5-0.

Selectman Yergeau moved Vose seconded the motion to seal the non-public minutes. Motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS OCTOBER 10, 2019 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary