

## EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY October 10, 2019

**PRESENT** – Joe Foley, Susan McGeough, Heather Clark, 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**

**DISCUSSION:** Jack Murray – 75 Railroad Ave

Jack Murray came before the Board for a discussion on his site at 75 Railroad Ave. He explained the proposal is to have four duplexes and eight apartments running along Railroad Ave above the shoe mill. He explained there are benefits to the property, the site doesn’t have adequate parking with this project they will look at ease of traffic flow, ease of plowing to remove trash which would take care of the mill side of the property. He explained the part of the building on the westerly side would be the duplexes and would be building those in conjunction with a person who is looking to develop the property westerly of that. He explained there would be one access off Railroad Ave. into a community project of duplexes. He explained the project he’s looking to do would only be one way and the main traffic flow would go through the proposed new road. He stated the current driveway will be eliminated.

Murray explained to do this project of the duplexes there will be some type of right of way shown on the plan, and there would also need to be a Lot Line Adjustment or an easement with the abutting property. He asked if he could do an easement or right of way to retain the piece of property, other than that the units would have to be moved up. Trying to condense and concentrate on the south of the property.

Chairman Foley stated he would run it by town attorney what his comment will be on roadways and easements.

Murray noted this property is located in two zones, Central Business District and High Density Residential.

Howard asked what the plan is for the right-hand side of the building. Murray explained it is currently being leased and would stay that way.

McGeough stated she has no problems with the proposal; Reinhold stated he is fine with what’s before the Board and Selectman Trombley agrees it will be nice to see the site cleaned up.

Murray thanked the board for their input.

**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.

Howard explained what still needs to be addressed on this proposal: discuss phasing the development; active and substantial; lot merger form; water and sewer since not building with ductile iron water & sewer won't allow them to connect with that material. They can also go to water and sewer and talk about that issue.

Howard explained at the last meeting the Board discussed the ponds having water in them. The maintenance would be more difficult if they're fenced in.

McGeough suggested using recycled material so grass doesn't grow up, and noted how important it is to have fences around standing water as a safety issue.

Lewis stated it's not so much maintaining the fence line itself as it is getting down to the pond, and eventually the wetland plants turn into saplings.

Howard explained the issue isn't with all the ponds, only the ones on people's property, and pointed out the properties of concern.

Chairman Foley appointed Vose to sit in for Clark.

Reinhold stated he sees this as an insurance problem, and if the insurance company said they need to have fences then they'll have to put them up.

Lewis explained on other condo properties fences were not required by the insurance company.

Selectman Trombley questioned if the common land will be mowed by the association, and stated he doesn't feel it's a bad idea to have fencing; he suggested if there is fencing to also have it along the public roadway.

Vose questioned what the potential is of children being at these pond areas, it may be a safety issue. Coronati explained these are two-bedroom units, typically there are not a lot of children.

Chairman Foley stated if the people that purchase these properties see a problem with a wetland they need to go to their association, and is not in favor of putting a mandate on them.

Reinhold moved, Selectman Trombley seconded the motion agreeing no fencing is needed at the water ponds. The motion carried 4-1. McGeough voting against the motion.

Clark joined the meeting and Vose took his Alternate position.

Howard went over the phases. Phase One is the main road out to Road D and Road B and no CO's will be issued until the main road out to the western side of 27 is passable graveled, and maintained. Phase Two is main road from road D out to 27 and Phase three is Roads E, F and G.

The Board agreed on active and substantial. Phase One after pavement completion.

Howard requested adding a retaining wall, and no excavation within 35 feet of a burial site. Coronati noted this is already in place on the plan.

Impact fees before CO's and all state permits and if there are issues with state permits, and substantial changes come back before the board.

Clark asked when will the clubhouse will be built. Coronati said it would be built during Phase one.

Chairman Foley asked about the erosion control and suggested using biodegradable or anything natural for erosion control.

The Board discussed conditions for approval: Condo docs to be reviewed by Town attorney, no connecting to water & sewer, phasing active and substantial, any and all state permits and if any changes from the state the application shall come back before the board, use biodegradable materials, run roadway names by 911, have approved and on the plan prior to recording.

Howard suggested the applicant talk with water & sewer, if the Town allows them to connect to water & sewer there will be a design and install to the Town's standards.

Clark moved Reinhold seconded the motion to approve the application with conditions stated. The motion carried unanimously.

**MINUTES OF 9/12/19 FOR APPROVAL** – Reinhold moved Clark seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICE FROM TIGHE & BOND – RE: NOTTINGHAM SQ. RD. SUBDIVISION \$240.00 & EQUESTRIAN ESTATES \$232.50** – Clark moved McGeough seconded the motion to approve payment of \$242.00 & \$232.50. The motion carried unanimously.

**ESCROW ACCOUNTS TO CLOSE** – C. Eberth – \$500.00, Casco - \$500.00, Vandy Leigh - \$500.00, Don Madore - \$100.00.

Clark moved McGeough seconded the motion to close out the escrow accounts. The motion carried Unanimously.

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

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

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary