

**EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY November 14, 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 and appointed Vose to sit in for Clark.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**DISCUSSION:** Rob Graham - Condo Site Plan

Rob Graham came before the Board on two separate issues. He explained one is to have condo plans signed and to give an update on the utility designs. He stated originally the power to the site came from 125 then found out the three phase that was from 125 was not sufficient enough. He stated since have had to go through a design change from the transmission line that goes from Coffin Road and the three-phase will run from there down to Fogg Road.

Howard explained the Active and Substantial agreement is tied up with the condo documents and the condo site plan being recorded. She stated if it’s not going to be condos there’s no problem as it still meets the 55 and older ordinance although there would have to be something other than the original active and substantial, and then remove that as one of the conditions of approval which would all have to be done by January 10<sup>th</sup>.

After a discussion on Active and substantial for this project, the Board agreed on either:

Plan A - after speaking with Attorney Ratigan and if he agrees, the applicant will give a check to the Town in the amount of \$35,112.

Plan B that clearing, stumping and erosion control will be complete.

**DISCUSSION:** Dave Reinhold – subdividing on a Class VI road

The Board discussed the request by Reinhold to subdivide on a Class VI road. The Board came to a unanimous decision to support the request due to the lot having extensive frontage on a Class V road, 100 feet from a Class V road, and Reinhold only requesting one lot. The Board informed Reinhold his next step would be to go to the Board of Selectmen and aske that they grant him permission to build off a class VI road.

**PUBLIC HEARING:** Acceptance of the CIP (Capital Improvement Plan)

Chairman Foley read notice of a public hearing for the acceptance of the CIP.

Clark moved Reinhold seconded to accept and sign and verify that the school portion is the most updated version. The motion carried unanimously.

**MINUTES OF 10/10/19 FOR APPROVAL** – Clark moved McGeough seconded the motion to approve the minutes. The motion carried. Selectman Yergeau abstained.

**INVOICE TIGHE & BOND – RE: BLACK BIRCH \$720 – NOTTINGHAM SQ. RD. \$360** – Clark moved McGeough seconded the motion to pay the invoices. The motion carried unanimously.

**NOTICE OF DECISION FOR SIGNATURE – LEWIS BUILDERS** – The Notice of Decision was duly signed by Chairman Foley.

**RECREATION OFFSITE FEES** – Howard explained when there were open space subdivisions off site recreation fees were collected in the past. She stated Nicole Bizarro gave a purchase order to relocate the tennis courts to make the SAU playground bigger.

Clark moved Selectman seconded the motion for discussion.

Selectman Yergeau explained he was to look at the project for the work to be done but hadn't gotten to it as of yet.

Clark moved Reinhold seconded the motion to approve the purchase order request by Bizarro. The motion carried unanimously.

Howard explained to the Board there's a bill in the amount of \$1,500 for doing the Vandy Leigh (art studio) parking lot.

Clark moved McGeough to pay the bill. The motion carried unanimously.

**ZONING ORDINANCES** – The Board discussed upcoming zoning to be placed on the ballot in March. A public hearing will be held on these amendments.

**ADJOURNMENT**: Clark moved McGeough seconded the motion to adjourn the meeting at 7:50pm. The motion carried unanimously.

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

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary