

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY January 9, 2020

PRESENT – Joe Foley, Susan McGeough, Heather Clark, Dave Reinhold; Selectman’s Alternate Representative Joe Trombley; Alternate Michael Vose; Planner Brittany Howard; Secretary Phyllis McDonough.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

DISCUSSION: David Kingston - Kingston’s Karts, LLC
Amendment to Site Plan

David Kingston, owner of Kingston Karts, came before the Board to explain his proposal to display and sell sheds and utility buildings on the property where his business for golf carts is, on Route 125.

Clark asked how this proposal will it affect the business that is there now. Golf carts will be in the same area by the fence and the utility buildings will be toward the side of the site.

Howard asked if these are just for display and when ordered they’re shipped to their house. Kingston explained the company has a facility and when a customer comes in, they choose the one they want and the company then delivers it to the customer.

Chairman Foley stated he didn’t see why this couldn’t be done, being on Route 125.

Kingston explained he feels there is enough room on both sides of the building to do the display. Could have it on the right-hand side if that’s what the board wishes.

The Board as a whole are in agreement with this proposal, as long as he uses what has been approved for display

PUBLIC HEARING: Continued Conditional Use Permit
Owner/developer: Michael Fecteau
Location: 260 Main Street Tax Map 022 – Lot 062-001

Clark moved Reinhold seconded the motion to continue the hearing to 2/13/2020. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Town of Epping
Location: Calef Highway Tax Map 037 – Lot 001

Chairman Foley read notice of a Site Plan by the Town of Epping (Water & Sewer). There were no abutters present.

Jim and Dennis Koch came before the Board with the proposal for the new water treatment plant on Fresh River Road.

Howard explained the back corner of the building is within the 50 feet of wetland buffer, the site is predominantly wet and there are conservation easements. She explained they will go to the conservation commission next week for review and comment. They have to get together for deliberative and get on the ballot.

Chairman Foley asked what the setback is on this building relative to the town property. Howard explained from the entrance to where the propane facility is 630 feet, this will be approximately 550 to 600 feet from the propane facility.

Chairman Foley explained the issue with this is: it is into the wetlands buffer and will go to the Conservation Commission to get approval. He asked if the board has any problem if approved by the Conservation Commission that the board will approve contingent on their approval.

McGeough explained she is very comfortable with this plan, and agrees to send the proposal on to the Conservation Commission because it is a time crunch that this does get on the ballot.

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

Clark moved Reinhold seconded the motion to approve the plan, contingent on review, comment and approval from the Conservation Commission. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: South East Land Trust
Location: 245 North River Road Tax Map 011 – Lot 014

Chairman Foley read notice of a Siter Plan by Southeast Land Trust. Abutters present:

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

Brian Hart, Jeff Clifford from Altus Engineering, and Architect Sheldon Pennoyer. Hart gave an overview of the site and the proposal to move the organization headquarters to this property to be a working farm, and stated the property has a public trail which will be expanded.

Hart explained they have received from the Board previously, approval to add to the farm house that was on the property, and showed the new plan with the proposal, showing the new design mirrors the farm complex. Hart stated the new building is energy efficiency, the proposal is to use solar rooftop to heat, cool and power the building and do something similar with the farmhouse. He explained the building is an office building and a community meeting place for a

40 to 50 people that can be used outside of daily hours; the second floor is for organizations and staff and the basement for storing equipment.

This property is subject to a conservation easement approximately 5.2 acres is the only part of the property that can be used for buildings. The signage in the application reflects the old logo, the new signs will be submitted.

Howard explained this is in the wetlands buffer and they have gone to the Conservation Commission, who supports the plan as long as they move the building outside the 50-foot wetland buffer, and will be going before the Zoning Board for a Special Exception and Variance. Howard stated they also need State septic approval.

Need state septic approval will be another condition.

The Board went on to discuss Waiver Requests (attached to the applicants file) that were explained by the engineer Jeff Clifford.

Abutter Karla Killerby stated she has no issues, but asked if the stone wall and trees will still be there. Hart explained the stone wall will be relocated. She asked if the parking spaces will go all the way down to the trail head. Pennoyer explained when the building was moved out of the wetlands the driveway got twisted and with that it took the parking spaces about 15 feet toward Killerby's property. He explained they will be planting a new row of trees shown on the landscape plan.

Abutter Kelly Butler stated her concern is the beaver pond and with the flooding she has lost about 100 feet of her property. She explained UNH Cooperative used to release the dam which helped, although it's been over ten years since they've done that.

The Board agreed at this time to make motions on the Conditional Use Permit and Waivers.

Howard explained the request for the Conditional Use Permit was from the suggestion of the Conservation Commission to move the building 50 feet, which has been done.

Clark moved Reinhold seconded the motion to approve the conditional use permit. The motion carried unanimously.

HISS Mapping – Clark moved Reinhold seconded the motion to approve the HISS mapping waiver. The motion carried unanimously.

Driveway Curb Cut – Clark moved Reinhold seconded the motion to approve the driveway curb cut waiver. The motion carried unanimously.

Paved Driveway into the Property – Clark moved Reinhold seconded the motion to approve the paved driveway. The motion carried unanimously.

Parking Aisle Width– Clark moved Reinhold seconded the motion to deny the parking aisle width going from 24 feet to 22 feet. The motion carried unanimously the width to stay at 24 feet.

Parking Pavement – Clark moved McGeough seconded to waive the paved parking, except the ADA parking. The motion carried unanimously.

Parking Space Dimensions – Clark moved McGeough seconded the motion to deny the parking space dimension waiver request. The motion to deny carried unanimously.

Stormwater Drainage Analysis – Clark moved Reinhold seconded the motion to work with the Town engineer, and address the beaver pond complaint by abutter Butler. The motion carried.

Chairman Foley questioned if 23 parking spaces are adequate, and if there is an overflow area for parking. Howard requested the applicant to show the overflow parking area on the plan. The Chairman stated there will be no parking on North River Road.

Pennoyer explained the lighting plan. He stated all the lighting on the buildings will be night sky lighting. He showed on the plan the lighting on the buildings, pathway lighting, lighting on the porches the entryway, and lighting on the barn.

The Board requested to have lights at the historic house, post lights in the parking lot to add another post light near the dumpster, and one southeast end of the parking lot.

Reinhold moved Clark seconded the motion to approve the lighting plan. The motion carried unanimously.

McGeough stated she has no problem with the landscaping plan and made a motion to approve the landscaping, seconded by Reinhold. The motion carried unanimously.

Architecture of the building, farmhouse and the barn were shown by Pennoyer. McGeough stated the architecture of the buildings looks very nice for this area.

McGeough moved Reinhold seconded the motion to approve the architecture. The motion carried unanimously.

Clark moved McGeough seconded the motion to approve the plan, contingent on the Zoning Board approval. The motion carried unanimously.

PUBLIC HEARING: Zoning

Chairman Foley read notice of a public hearing on Zoning Amendments and amendments to the subdivision regulations (cisterns)

Clark moved McGeough seconded the motion to approve the language for cisterns to the subdivision regulations. **The motion carried 4 – to – 1. Chairman Foley opposed to the regulation.**

Warrant Article 2 – Multi-Family Number of Structures, Zoning Article 6 Section 10 – Recommended by the Planning Board 5-0.

Warrant Article 3 – Driveway process for Multi-Family Projects, Zoning Article 6 Section 10 – Recommended by the Planning Board 5-0.

Warrant Article 4 – Reorganize the Multi-Family Regulations – Zoning Article 6 Section 10 – Recommended by the Planning Board 5-0.

MINUTES OF 12/12/19 FOR APPROVAL – McGeough moved Reinhold seconded the motion to approve the minutes. The motion carried. Selectman Trombley abstained.

PAVING SYDNEY LANE – A request to do a top coat or wait and have the developer do it next year. Howard explained the Town is holding a bond for approximately \$23,100.

The consensus of the Board is: the road will be accepted when the top coat is done by the developer.

ADJOURNMENT: Reinhold moved McGeough seconded the motion to adjourn the meeting at 9:30pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS FEBRUARY 13, 2020 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary