

# **EPPING, NH PLANNING BOARD MEETING MINUTES**

**THURSDAY February 13, 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:** Rob Graham Design change on Fogg Road

Rob Graham and Paige Libbey came before the Board to explain the new proposal. Graham explained they did what could be done with the original design and ran into power issues and fire issues, and have decided to go to a plan with single family homes. Graham noted the approval on the previous plan, that they will not be going forward with, was for 160 units; the new proposed plan the request is for 101 units, and looking at the plan Graham stated he can already see that there may be a removal of two units.

Graham explained there is a slightly larger outside footprint, inside the footprint four different floor plans on the same foundation. Graham stated there will be a club house and will preserve an area for a pool and athletic courts. He explained the area around the horse shoe are all single family and have included a section of duplex housing. Graham explained they intend to do screening of the units.

Graham explained this will all be tied into water and sewer and they will have an offsite power upgrade.

Clark asked how many bedrooms. Graham stated three-bedroom maximum. He explained there is a preference to big basement a from 2,000 to 3,000 square feet at the base, and are designed to keep a primary zero step entrance into these units, and all will have two car garages.

McGeough and Clark both stated they are very happy with this new proposal.

Graham thanked the Board.

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

Chairman Foley read notice of a continued Conditional Use Permit by Mike Fecteau. There were no abutters present.

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

McGeough recused herself from this hearing. Vose will sit in McGeough's seat.

Joe Coronati and Mike Fecteau came before the Board with the proposal. Coronati stated this property had been previously subdivided, and the heirs of this property have put it up for sale. Coronati stated the request is for a conditional use permit for this 1.6 acres with wetlands. He explained the last time the wetlands were delineated was 2009, and explained they have recently been delineated showing very little change.

Coronati showed a site plan layout and informed the Board this plan has been to the Conservation Commission. He stated the commission had them change the wetland buffer which went from 700 square feet of the house being in the buffer 410 square feet. He explained the bull pines will be cut.

Coronati explained the house has been turned and pulled forward and the chimney has been eliminated.

A new set of plans have been given to the Board.

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

Howard requested when the property is transferred to the new owner is it possible to put a sign up where the wetland is, or something showing that nothing can be done beyond the line of the wetland. The applicant agreed to put a sign up along the tree line.

Chairman Foley requested to also have in the deed, "no cutting trees beyond the buffer."

Clark moved Reinhold seconded the motion, with the conditions stipulated by the Conservation Commission, that requested boundaries be written in the deed for the wetlands, and a sign be visual on the property line showing the wetlands and that no construction can be done. The motion carried unanimously.

**PUBLIC HEARING:** 10-Lot Subdivision  
**Owner/developer:** First Fruits Developers, LLC  
**Location:** 97 Jenness Road Tax Map 028 – Lot 013

McGeough moved Clark seconded the motion to continue the hearing to March 12, 2020. The motion carried unanimously.

**MINUTES OF 1/9/2020 FOR APPROVAL** – Reinhold moved Clark seconded the motion to approve the minutes. The motion carried.

**INVOICE FROM TIGHE & BOND – NOTTINGHAM SQ. RD. SUBDIVISION \$240, NOTTINGHAM SQ. RD. SUBDIVISION \$240 & PLEASANT VIEW FARM (LEWIS)**

**\$240** – Clark moved Reinhold seconded the motion to pay the invoices. The motion carried unanimously.

**NOD'S FOR SELT, WATER & SEWER, AND TESSIER** – the Notices of Decision were duly signed by the Chairman.

**ESCROW ACCOUNTS TO CLOSE – FALZONE - \$60.00 & DEAD RIVER CO - \$500.00**  
– Clark moved McGeough seconded the motion to close the accounts for Falzone and Dead River Company. The motion carried unanimously.

**ADJOURNMENT**: Clark moved Reinhold seconded the motion to adjourn the meeting at 6:40pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS MARCH 12, 2020 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough  
Planning Board Secretary