

EPPING, NH PLANNING BOARD MEETING MINUTES

THURSDAY March 12, 2020

PRESENT – Joe Foley, Susan McGeough, Heather Clark, Dave Reinhold; Selectman’s Representative Mike Yergeau; 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

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

Chairman Foley read notice of a 10-Lot Subdivision by First Fruits Developers, LLC. Abutters present: Steven and Correen Hale, Sr.

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

Jim Turner and Bob Stevens representing First Fruits Developers, LLC came before the Board with the request. Turner explained the proposal is for a 10-lot subdivision on Jenness Road, with all the lots 60,000 square feet or larger or larger with 200 feet on the access road.

Turner explained this is the old Tim & Joni’s auto recycling site and with this subdivision they will be addressing environmental issues.

Howard stated they’ve responded to Tighe & Bond letter, and will address possible waivers. One waiver is the maximum grade on the intersection approach of 100 feet of two percent, which exceeds the two percent slope. The second waiver is a site distance easement because it’s on a curve and on one of the lots that is being created. This request is in case there has to be any mowing or cutting of brush at that area.

Chairman Foley asked what the plan is once water is brought to that area. Turner explained the intent is to use private wells on each lot. He stated the site is in a ground management zone from the NH Department of Environmental Services meaning the state is testing 63 different wells around the property, and once the wells for these houses are installed they will be incorporated into that program when they’re first installed they are tested for contaminants and if they have contaminants a point of entry systems will be installed, if there are no contaminants the system will not be installed but will continue to be monitored.

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Clark asked when construction will begin. Castine responded he's hoping to break ground before the end of the year.

Steve Hale explained his issue is that land was contaminated, and asked who will take care of the dirty dirt. Turner explained the state has been monitoring the well and as far as the soils go the environmental engineer and the state will be doing more testing before anything can be built.

Bob Stevens informed the Board there will be a management plan by the environmental consultants.

Chairman Foley addressed what is needed is an agreement that the lot meets the requirement, require an easement So that Reinhold has the ability to maintain the site distance. The Chairman informed the applicant that the trees need to be cut down for the site distance and an easement for the town allow to cut any brush.

Chairman Foley addressed what is needed is an agreement that the lot meets the requirement, to require an easement so that Reinhold has the ability to maintain the site distance. The Chairman informed the applicant that the trees need to be cut down for the site distance and an easement for the town to be allowed to maintain the site distance by cutting as necessary any brush.

Clark questioned the slope. Turner explained the slope comes down Jenness Road from a shallow slope to a steeper slope within a100 feet of Jenness Road to the intersection up to about seven percent.

Reinhold stated he is satisfied with the slope.

Chairman Foley noted when this application comes back before the Board, they will need verification that the lots are safe and not contaminated. Chairman Foley directed the plan to also be looked at by the Town's engineer.

The Board agreed they were not comfortable approving this application until tests and numbers are brought back from the state.

Clark moved McGeough seconded the motion to continue to April 9. The motion carried unanimously.

PUBLIC HEARING: One-Lot Subdivision
Owner/developer: Robert Kelleher
Location: 119 Coffin Road Tax Map 023 – Lot 139

Chairman Foley read notice of a One-Lot Subdivision by Robert Kelleher. Abutters present: Michelle Barker, Stanley Shalett and Joseph Allione.

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

Paige Libby from Jones and Beach a subdivision at the corner of East Delaney and Coffin Road the existing property is just under 18 acres with a single-family home on the property and looking to subdivide one lot off one property on East Delaney. She explained the new lot would have frontage on East Delaney with a driveway off East Delaney, it would back up to the power easement that runs across Coffin Road and the perpendicular to the property. She stated this lot will have an onsite well and septic. Libby stated they are requesting a waiver from a detailed survey.

Howard stated she is concerned with the slope coming off Delaney going up to the house.

Abutter Michelle Barker stated her house is the closest to the proposed driveway and wonders about the drainage. Libby explained the road is crowned so the water will stay on this site.

Chairman Foley stated that the developer will be responsible for creating a satisfactory ditch on their side of the road to the intersection with Coffin road.

Abutter Joseph Allione asked the applicant if they are taking down the oak tree. Kelleher responded no. Allione asked how far the house will be built from the back of the property line. Kelleher responded, at least 300 feet.

Howard advised to fix the drainage on the driveway ditches and troubled trees will be marked by Reinhold.

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

PUBLIC HEARING: Conditional Use Permit
Owner/developer: Maple Heights Realty, LLC
Location: Greenlaw Drive Tax Map 030 – Lot 042-002

Chairman Foley read notice of a Conditional Use Permit by Maple Heights Realty, LLC.
Abutters present:

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

Paige Libbey came before the Boar for a conditional use permit on the lot behind blue bird storage and the only way to access the lot is by crossing the wetlands. Will be minimizing disturbance to the buffer. She explained this went to the Conservation Commission and they were ok with the impact crossing. She stated they will be applying for a wetland permit through DES.

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

MINUTES OF 2/13/2020 FOR APPROVAL – McGeough moved Clark seconded the motion to approve the minutes. The motion carried. One abstention Yergeau

NOTICE OF DECISION FOR SIGNATURE -- Irving C. Hoag Jr. Trust (Mike Fecteau)—
The notice of decision was duly signed by the Chairman.

ADJOURNMENT: Clark moved Reinhold seconded the motion to adjourn the meeting at 7:40pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS APRIL 9, 2020 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary