

ZOOM MEETING OF THE PLANNING BOARD VIA ZOOM:
<https://us02web.zoom.us/j/86874125253?pwd=UkN4T0gwU0IwbHFjZkNCTm1Dd0VaZz09>
Dial in: 1 646 876 9923 (US) Meeting ID: 868 7412 5253 Password: 529369

EPPING, NH PLANNING BOARD MEETING

THURSDAY June 11, 2020

PRESENT – Joe Foley, Susan McGeough, Heather Clark; 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 Reinhold.

DISCUSSION: Jack Murray – Jannell Court – Site Plan approval extension

Jack Murray came before the board for a site plan one-year extension on his site. He stated last year when he came before the Board, the Chairman asked him to clean up the site, which has been done other than mowing the lawn which he has every intention to do, and informed the board in addition, he also had utilities brought into the site.

Howard explained the first approval was looked at this in June 2014 he came in for architectural and came back in October 2017. The first extension was in 2018. Howard has talked with people who are looking at the site, and suggested this be the last extension.

Chairman Foley stated the rules haven't changed but with Covid, he agreed to a year extension explaining to Murray this will be the last extension.

Clark concurred with the Chairman and stated if this doesn't happen, he would need to come back to do an application before the board.

Howard stated this brings it out to June of 2021.

Clark moved Vose seconded the motion to approve the one-year extension being the last extension given by the Board. The motion carried.

Roll Call Vose, McGeough, Clark and Chairman Foley all voting aye.

DISCUSSION: Jeffrey Horton - Josiah's Meetinghouse

Jeff Horton explained he would like to add approximately two inches of gravel on top of what is already there, to more define the parking spaces.

Chairman Foley asked if his intent was to excavate the loam and build a formal parking lot or just add gravel on what is already there.

Horton explained there is only one spot that he'll have to remove material, but the rest of the area is weeds. He explained he's going to mow it to the ground and put the gravel there. He showed on the plan in the middle stretch is where he will plan some trees in that area to define the parking area.

Vose asked if this changes the existing regulations of parking.

Howard explained he's already using this area as a parking lot. Vose questioned if there are certain restrictions of what type of material can be used. Howard explained he received a waiver to leave it as grass for overflow parking.

Chairman Foley noted this is a small business and the work he's asking to do won't affect the Town, but if in the future if there is a problem Horton will come back before the Board with another plan on helping fix the issue with the parking.

Roll Call Vose, Clark, McGeough and the Chairman all voting aye to the request for gravel.

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: David Reinhold
Location: 393 No. River Road, Tax Map 005 – Lot 030-001

Howard read notice of a Two-Lot Subdivision by David Reinhold. There were no abutters present.

Roll Call Vose, Clark, McGeough and the Chairman all voting aye on the motion to accept the plan.

McGeough moved Clark seconded the motion to accept the plan. Motion carried.

Randy Haight from Meridian Land Services explained this is a four-acre lot that was revised in 2018. He explained this site had an existing mobile home on existing Lot 5-30-1. He informed the Board he has applied to the state for subdivision approval but has not heard back as of yet.

He informed the Board when Reinhold brought this to the Board prior that the Board voted to move forward to allow the subdivision to go forward on the class 6 road, along with an approval from the Board of Selectmen.

Haag explained currently Reinhold's house is approximately 1,000 feet down the road from this site on Dimond Hill Road. He stated an agreement was signed with the Board of Selectmen back in 1990 to maintain his own road. Haag explained when SELT created their conservation lot they also reserved an easement to get access to the conservation land that's on the plan but the last half of it crosses all wetlands.

Chairman Foley recused himself as he's doing work for Reinhold.

Vice Chairman Clark led the meeting.

McGeough asked Howard what was said at the meeting when Reinhold brought this up. Howard explained in the regulations you can't subdivide on a class 6 road and still has to go to the Selectmen to sign an agreement in case of emergency, if emergency vehicles are unable to get to the property the Town will not be held responsible.

Howard explained this application still needs State subdivision approval, the Board should vote to not allow a subdivision on a class 6 road and the board at the time approved Reinhold of subdividing off a class 6 road. Howard stated Reinhold still needs to go before the Selectmen on the agreement that it will hold the town harmless should an emergency happen and the fire or police can't get to the property because of lack of maintenance to the road.

Howard noted the applicant is looking for a waiver for the well radius and a waiver to subdivide off class 6 road. She also explained the applicant will have to have it signed by the Selectmen and SELT before recording the plan.

Vose moved to waive requirement to subdivide off a class 6 road and the well radius on Lot 5-30-1 due to its proximity to an intersection.

Haag explained he has that as note 7 on the plan.

Vose moved McGeough seconded the motion to waive the requirement regarding note 7 on the plan.

Roll call Vose, McGeough and Vice Chairman Clark all voting aye on the plan.

Vose moved McGeough seconded the motion with conditions that state subdivision approval is received and any paperwork for building off a class 6 road recorded at the registry of deeds and signed by the Selectmen prior to the issuance of any building permits and is responsible for impact fees.

Roll call Vose, McGeough and Vice Chairman Clark all voting aye on the motion.

PUBLIC HEARING: Sign Waiver
Owner/developer: Old Navy
Location: 24 Calef Highway, Tax Map 036 – Lot 028

Howard read notice of a Sign Waiver by Old Navy. There were no abutters present.

Jennifer, acting agent for Old Navy explained the request is for 67 additional square feet of signage, and informed the board that Old Navy will be combining two store fronts and this sign is architecturally pleasing.

Chairman Foley noted this will be a rectangular sign and an oval sign and blade signs. Howard explained she does not take the blade signs as part of the square footage. The Chairman

explained Old Navy took the store area of two preexisting stores they've combined them into one, and if separate they could have had 200 square feet and only asking for the addition of 67 square feet. He stated if it were a sign seen from the street he would feel differently.

Vose asked if the total signage for this would be less than the two previous business. Howard stated that is correct.

Clark moved McGeough seconded the motion to approve the sign permit based on the fact that there are two store fronts.

Roll Call Vose, Clark, McGeough and the Chairman all voting aye to the motion.

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

Howard read notice of a 10-Lot Subdivision by First Fruits Developers. There were no abutters present.

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

Roll Call Vose, Clark, McGeough and the Chairman all voting aye on the motion to accept the plan.

Jim Turner with Steven's Consulting Engineer explained this application was before the Board at the March hearing the plans that were submitted are basically the same with some minor changes by AOT nothing that affects the lot layout. He explained this is 10 lots central access road, and when last met the board had three main issues: one related to environmental contamination water issues, another related to a water main for drinking supply that is slated to be installed next year and that will be installed next year, and another is the vegetation maintenance easement along Jenness Road.

Turner explained they've shown the easement on the plans long the line of site requested by the board and also shown on the surveyor's plan. He explained regarding the environmental contamination, the owner and the state have been monitoring under the states MBTE funds the water issues since the early 2000s. He explained a summary letter has been received from the state regarding the approach going forward will be to do additional sampling to see what the current situation is on site and once the sampling is done, Western Solutions will come up with a plan depending on those results. Turner explained the issue going forward is to do the testing in coordination with the state and prepare a plan that describes what will happen next. Turner explained that the MBTE fund will pay for design and construction of a spur off the new water main that would go into the subdivision. It's the developer's intent to connect that line to the new houses. He stated the pavement won't be installed until that water line is in.

Howard explained she attended the W&S meeting to inform them that they would be using the MBTE funding and to keep them in the loop of what the Planning Board is doing. She explained this still needs to go to W&S and would be a condition of approval by the board.

The Chairman asked the Board if they are all satisfied that the water issues have been taken care of that. The Board agreed with the Chairman.

Vose asked if the contamination that is there has been mitigated for building purposes, as there will be children living there.

Turner explained DES gave their position they've been remediating this site for quite some time and once the testing is done they will report back to the state then it's the states regulations to clean up, and to get the reimbursement from the State's MBTE fund the site will have to be cleaned up to DES standards.

McGeough asked if the state will take care of this if there are problems.

Chairman Foley stated that could be made a condition of approval, if this site isn't cleaned up the approval granted by the Board will be void.

Clark and Vose agreed with the Chairman.

Chairman Foley asked if the easement needed to be put into the deed on that first lot. Howard stated when a subdivision when the deed is for that lot it is referenced on the plan.

Howard explained the conditions as the applicant is still responsible for impact fees at time of building the houses, any and all state permits need to be in place, go to water and sewer to make sure their water allocation is confirmed and approved by water and sewer, decide on a road name and approved by the 911 liaison and put on the mylar. Determine what's going to be active and substantial, usually when the road is grubbed out and the base gravel is in. She stated the plan shows a dry hydrant and this site will be on municipal water, making it unnecessary. The fire department is fine with them not installing to not install the dry hydrant because fire hydrants will be installed. Offsite improvement for the frontage is \$9,714.80.

Dan Castine explained they are not in a hurry because the water won't be in until next year. Howard explained to the applicant they have a year to get final plans, permits and mylar so will have till May 2022 to be active and substantial to have just gravel.

Howard explained offsite improvements is the frontage that is totaled in an equation which is due prior to first building permit and once the check is received, Reinhold 5 years after the check is given for any road work and if the road work is not done the money is returned.

Clark moved Vose seconded the motion with all the contingencies given by Howard. The motion carried

Roll Call McGeough, Vose, Clark and the Chairman all voting aye on the plan with conditions explained by Howard.

MINUTES OF 5/14/2020 FOR APPROVAL -- Chairman Foley moved McGeough seconded the motion to approve the minutes. The motion carried.

Roll Call Clark, McGeough, Vose and Chairman Foley voting aye.

INVOICE FROM TIGHE & BOND FOR FIRST FRUITS DEVELOPERS \$1,071.25 & \$1,350.00 – Clark moved Vose seconded the motion to approved the payment to Tighe & Bond.

Roll Call Clark, McGeough, Vose and Chairman Foley voting aye.

INVOICE FOR PAYMENT FROM DTC - Bill John Ratigan Clark moved Vose seconded the motion to approve the payment for \$271.00 to DTC. The motion carried.

Roll Call Clark, McGeough, Vose and Chairman Foley voting aye.

Howard explained that Reinhold wants to use offsite money for improvement of Shirking Road in the amount of \$58,526 and Fremont Road in the amount of \$3,220. Clark moved Vose seconded the motion to approve the request for offsite money to Reinhold.

Roll Call Clark, McGeough, Vose and Chairman Foley voting aye.

Notice of Decision will be signed by Chairman Foley.

ADJOURNMENT – Clark moved Vose seconded the motion to adjourn at 7:35pm. The motion carried

NOTE: THE NEXT MEETING DATE IS JUNE 25, 2020 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary