

EPPING, NH PLANNING BOARD MEETING

**THURSDAY July 9, 2020
MINUTES**

ZOOM MEETING OF THE PLANNING BOARD VIA ZOOM:

<https://us02web.zoom.us/j/88239161478?pwd=d0ZiYXZReGR5RE1UREJmcTcrVVIvUT09>

Meeting ID: 882 3916 1478 Password: 791491 Dial by your location +1 646 876 9923 US (New York)

PRESENT – Joe Foley, Heather Clark, Dave Reinhold; Alternate Michael Vose; Selectmen’s Representative Mike Yergeau; Planner Brittany Howard; Secretary Phyllis McDonough.

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

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Paul Downs & Cory Purchas
Location: 47 Hedding Road, Tax Map 017 – Lot 002

Brittany Howard read notice of a Two Lot Subdivision by Paul Downs & Cory Purchas.

Chairman Foley appointed Michael Vose to sit in the place of the Susan McGeough.

Reinhold moved Chairman Foley seconded the motion to accept the plan. The motion carried.
Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.

Attorney Derrick Durvan explained the proposal is for a subdivision for a lot approximately 1.38 acres. He stated the existing driveway will be used as access to the new lot, although not sure if an approval from DOT is needed, which may necessitate an approval to share the driveway. Duran explained if there is a DOT approval that is needed to share the driveway, they will create a new driveway.

Durban explained the proposed use of the property is to build a single-family home on a new lot that would accommodate their parents.

Howard stated the lot meets all requirements, and her only concern is the issue with DOT will be ok with a shared driveway. If a share driveway is approved, an easement for a right of way that is going to be shared needs to be shown on the plan. Howard explained state subdivision approval is needed and there is a waiver request for not supplying TOPO on the entire lot.

Vose asked what the wetland note says. Howard explained it reads they were flagged by a certified scientist who did the delineation and what was used for the delineation.

Vose questioned the shared driveway, which works when it’s in the family; what happens when the shared driveway is not shared by family.

The Chairman opened the public hearing. **There was a 30 second pause for residents to call in.**

The Chairman closed the public hearing.

Reinhold moved Chairman Foley seconded the motion to waive the TOPO. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley moved Vose seconded the motion to approve the application conditionally on State subdivision approval, DOT on existing driveway and if shared there is an easement language on the plan, and the family with the new structure will be responsible for impact fees. **Roll Call Vote; Selectman Yergeau, Vose, Reinhold and Chairman Foley all voting aye.**

There was a 30 second pause for residents to call in.

PUBLIC HEARING: Site Plan and Conditional Use Permit
Owner/developer: Sig Sauer, Inc.
Location: 205 & 233 Exeter Road, Epping Tax Map 038 – Lots 3 & 5

Brittany Howard read notice of a Site Plan and Conditional Use Permit by Sig Sauer, Inc.

Joe Coronati showed a plan with the pro shop where they will be adding on the back of the building that is approximately 50'x100' now and would be approximately 2,000 square foot addition onto the back of the building which would be used for storage.

Reinhold moved Vose seconded the motion to accept the plan. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Reinhold moved Vose seconded the motion to approve the waiver for storm drainage. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Coronati explained there have been a couple upgrades to the property on the western side of the campus, there are three areas looking for approvals for where skips range was, their proposing to add another classroom. Next request is approval for the new tactical training area to make room for the 50-yard range, and the next item is to build a gravel driveway around the research development building and will need a conditional use permit to make the change.

Coronati showed the driveway around the research development building and explained they went to the conservation commission requested they move the end of the driveway out of the wetland buffer, which has been done.

Coronati explained the second part is the tactical training area, a non-live fire area with little noise.

The third is a classroom where Skip's Range was is a double wide outside of the main buildings.

Reinhold moved Vose seconded the motion to accept the plan. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley opened the public hearing. **There was a 30 second pause for residents to call in.**

Chairman Foley closed the public hearing.

Chairman Foley moved Vose seconded the motion to approve the conditional use permit for being in the wetland buffer. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley moved Vose seconded the motion to approve the tactical training area, no live fire in this area. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley moved Vose seconded the motion to approve the classroom, two trailers put together where Skips Range was with no shooting. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley moved Vose seconded the motion on the plan that is in three segments. **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

Chairman Foley moved Vose seconded the motion to approve the addition to pro shop **Roll Call Vote; Vose, Selectman Yergeau, Reinhold and Chairman Foley all voting aye.**

There was a 30 second pause for residents to call in.

Clark joined the meeting.

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Don Madore
Location: Oak Hill Lane, Tax Map 009 – Lot 016

Brittany Howard read notice of a Two Lot Subdivision by Don Madore. Abutters present: Maciejowski's.

Clark moved Vose seconded the motion to accept the plan. **Roll Call Vote; Selectman Yergeau, Vose, Clark, Reinhold and Chairman Foley all voting aye.**

Joe Coronati explained this is a piece of land owned by Linda Allen who owns both sides of Oak Hill Lane. He explained the lot in question is on the south side of Oak Hill Lane, approximately 66 acres with quite a bit of frontage. She previously subdivided off on Red Oak Hill Lane. He explained this property is wet so they had the wetlands are delineated by Gove Environmental, there's four wetlands. He showed on google earth where the house would be placed. Coronati

explained a conditional use permit is needed because the only access to the property is via a wetland buffering impact. He stated they are proposing a gravel driveway, and the house will be set in the field with the electric being buried in the driveway.

Clark asked if this has gone before the Conservation Commission. Coronati stated it has, with no issues.

Howard ask the Board to require some type of signage on site showing there are wetlands. The Chairman stated he feels there should be something put in the deed about the wetlands.

Chairman Foley require a statement in the deed, wetlands on this property please refer to your deed for the referenced plan. **Roll Call Vote; Selectman Yergeau, Vose, Clark, Reinhold and Chairman Foley all voting aye.**

Selectman Yergeau left the meeting.

Clark moved Vose seconded the motion to approve the waiver for TOPO.

Chairman Foley moved Clark seconded the motion to approve the application conditional on state subdivision approval, the tree cutting along the roadway and waiver for TOPO on the remaining big lot. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

There was a 30 second pause for residents to call in.

PUBLIC HEARING: Site Plan
Owner/developer: Joseph Falzone
Location: 72 St. Laurent St. Tax Map 029 – Lot 224

Brittany Howard read notice of a Site Plan by Joseph Falzone. Abutters present: Kevin Tasker, Kevin O'Rourke, Maureen Denyou and Judy Forrest.

Clark moved Vose seconded the motion to accept the plan. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

Scott Cole came before the board with the proposal. He explained this site is between St. Laurent and Railroad Ave.

In addition to that the residents on Saint Laurent street would have the road in their vicinity of the homes and the roadway. He explained the same concern and the reason why they didn't go for a dead-end road is by the criteria on the waiver does not allow more than 12 units on a dead-end road. Cole explained the length of the cul-de-sacs is 300 feet. He explained he highlighted some positive aspects on the waiver the benefits to allow the cul-de-sac on a dead-end road it would remove any possible headlight interference and on the other end there are no abutters on that end of the street. The site distance is better because there is a crest in the middle of the road in the middle of the road so the site distance was tough on a couple of the units.

Will come back with full revised plans.

Clark stated although she likes the idea of the cul-de-sac, she is not in favor of the waiver for the number of units.

Howard explained they would be allowed, with a straight through road, 19 units. If it's a single point of access road they are only allowed 12 units off a cul-de-sac with a waiver.

Vose asked what is the difference between the two plans in the amount of paved surface which plan ends up with more asphalt. Cole explained road wise both roads are exactly the same length and both would be similar in nature.

Chairman Foley the essence of this application is which roadway and what the impacts are on that roadway, straight through road without a waiver or a cul-de-sac.

Chairman Foley opened the public hearing.

Abutter Kevin Tasker sitting in for Donna Keefe stated his concern is the drainage will affect his property and is concerned about his animals going into the pond, and why are the trees being cleared. Cole responded about the concerns Tasker's animals going on to another property, stating he has no suggestion on how to handle that issue. Tasker asked what the Town will do about the septic and the water ban that happens every year. Howard explained water & sewer will have to approve this project as well; this is not Planning Board issue. Tasker asked if the project is approved, what the hours of working operation. Howard explained typically Monday through Friday 7:00am to 5:00pm.

Abutter Kevin O'Rourke lives on the corner of St. Laurent and Church Street questioned why they are removing all the trees in the lot behind him, even to the left of where the pond is. Cole will keep as many as possible. O'Rourke requested that a privacy fence be put up. Cole agreed.

Abutter Maureen Denyou stated she is in favor of the cul-de-sac road, as the straight road is directly across from her property. She noted her concerns are with people coming down the hill on an icy day and going right into her home, the headlights shining right into her house, and the drainage.

Abutter Judy Forrest stated she is concerned with the traffic.

Chairman Foley closed the public hearing.

Chairman Foley asked the Board for a consensus for the cul-de-sac. The Board as a whole is in favor of the cul-de-sac. The Chairman noted the board prefers the cul-de-sac, there are drainage issues that need to be addressed. The Chairman suggested to Cole to do this design based on the cul-de-sac and to look at the drainage concerns.

Howard informed the Board the fire department reviewed this and are fine with it as long as the buildings are sprinkled.

Clark moved Vose seconded the motion to approve the waiver for 19 units as long as it's the cul-de-sac design. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

Vose moved Clark seconded the motion to continue to August 13, 2020. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

There was a 30 second pause for residents to call in.

PUBLIC HEARING: Site Plan
Owner/developer: Bluebird Epping, LLC
Location: Greenlaw Drive, Tax Map 030 – Lot 042, Unit B

Brittany Howard read notice of a Site Plan by Bluebird Epping, LLC.

Clark moved Vose seconded the motion to accept the plan. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

Rick Lundborn explained this lot is adjacent to the car wash in Governor's Run. He showed to the right of the plan is the existing Blue Bird self-storage building where they're looking to expand on the vacant land next to it. The proposal reduces the amount of impervious and will be able to utilize all the existing drainage along 125.

Lundborn explained the proposal is to build a 3-story building there will be 22 parking spaces and two loading spaces out back.

Lundborn explained they have submitted to AOT permit and have worked with the previous applicant on approvals with the state as well as the Lamprey River Advisory. The stormwater will tie into the existing drainage and will go to the same stormwater treatment facilities as the existing Bluebird site.

Lundborn noted a waiver on parking was submitted, and stated the landscape plan is the same as the existing building.

Clark asked for a comparison regarding the size of the new structure to the existing structure. Lundborn stated it's approximately 2,000 square feet larger than the existing building, and the lighting is all building mounted.

Howard stated the fire department had no issues with the plan.

Chairman Foley summarized the hearing the Board approved retail space on this site, they applicant filed for an AOT permit, they're putting up a building similar in size, will have 10,000 square feet impervious area, all one site water treatment facilities are adequate, it meets the state drainage requirement. He feels this all looks good. The Board agreed.

Chairman Foley opened the public meeting.

There was a 30 second pause for residents to call in.

Chairman Foley closed the public hearing.

Clark moved Vose seconded the motion to approve the plan with the conditions stated, same hours of operation as the existing building, AOT permit, will need to respond to any comments from Tighe & Bond, impact fees are required, and will need to be approved by water & sewer.

Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.

There was a 30 second pause for residents to call in.

MINUTES OF 6/25/2020 FOR APPROVAL -- Clark moved Vose seconded the motion to approve the minutes as amended. **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

TIGHE AND BOND -- Chairman Foley moved Clark seconded the motion to pay the invoice in the amount of \$225.00 **Roll Call Vote; Vose, Clark, Reinhold and Chairman Foley all voting aye.**

ADJOURNMENT – Clark moved Vose seconded the motion to adjourn at 8:45pm. The motion carried

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

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary