

EPPING, NH PLANNING BOARD MEETING

THURSDAY September 10, 2020

MINUTES

The Town of Epping Planning Board will meet online on Thursday, August 13, 2020 at 6:00 PM via Zoom Meeting software. Zoom Meeting: <https://us02web.zoom.us/j/81130587488?pwd=eHhKdmgrd2I0ZU5sZXEvWGJWSIBIZz09> Meeting ID: 811 3058 7488 Passcode: 108780

PRESENT – Heather Clark, Susan McGeough; Alternate Michael Vose; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Vice Chairman Clark called the meeting to order at 6:00 and appointed Vose to sit in for Reinhold.

PUBLIC HEARING: Continued Site Plan application and Conditional Use Permit
Owner/developer: EHNH Realty Development Trust of 2001
Location: Fogg Road Map 022 – Lot 082-001

McGeough moved Vose seconded to continue to October 8. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

PUBLIC HEARING: Site Plan
Owner/developer: Gaspee Real Estate Partners
Location: 151 Calef Highway Map 029 – Lot 262

Brittany Howard read notice of a Site Plan application Gaspee Real Estate Partners. Abutters present:

McGeough moved Vose seconded the motion to accept the plan. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

Barry Gier from Jones & Beach presented the plan for Gaspee Real Estate Partners. He explained this project is 0.56 acres in the highway commercial zone, south of the Shell station. He explained this is an amendment to the previous approved plan approved in 2013 included two buildings 14,103 square feet with associated parking lots totaling 71 square feet.

Gier explained the proposed project includes a single building with two users totaling 11,225 square feet with 60 parking spaces; increasing the size of the building and parking. There will be a paint store and an auto parts store. There will be a closed drainage system and the utilities will be accessed via Jannell Court. Gier stated they did contribute to the sewer and water and stubs were installed at that time.

Gier explained they are proposing 30-foot driveway from the previous 24-foot driveway, that will require a DOT driveway permit, and addressed comments, that were minor, from the town engineer.

Gier explained three waivers were granted at the previous approval, looking for the same three waivers on the proposal. Howard stated the waivers go with this plan as it is an amendment to the previous plan.

Clark questioned where the access from this site onto Jannell Court. Gier explained just north of Acre Street a little further south than the previous plan. Clark asked if it is the same size as the previous plan. Gier stated it is slightly larger to account for the trucks. Clark questioned if the trucks will be coming in on Jannell Court and not 125. Gier explained it's designed for the paint store to access and exit through 125, the auto parts store enters from 125 and exit onto Jannell Court. Clark stated it makes more sense with trucks not having to use Jannell Court, it's such a small residential road.

Vose questioned if there could be something added as a condition, if approved, to minimize the truck traffic on Jannell Court. Howard stated it would be hard to enforce "minimize" as part of a condition, and suggested that truck traffic only use 125. Vose suggested putting signs up for no truck traffic on Jannell.

McGeough stated she would be concerned on the condition of the road should Jannell Court have truck traffic, and agreed with the trucks using 125 instead of Jannell. Gier explained there is not a high volume of trucks going in and out. Gier agreed that signs could definitely be put up for no truck traffic on Jannell.

Vose will buildings be accessing the gas that has been brought in. Gier responded they will be using gas.

Clark opened the public hearing.

Howard read correspondence from Kathy Fawcett, stating her concern is where the dumpsters will be located and traffic.

Gier explained the dumpsters will be located at the loading area of the buildings, with cherry flowering trees and both have stockade fences. The Board agreed to dumpster pickup 7:00am to 7:00pm.

McGeough stated cherry trees are not meant for coverage, arborvitaes are better to use. Gier stated the applicant has no problem with what the board wants for landscaping.

Howard read correspondence from Eva Karandanis regarding her concerns with traffic, traffic bypassing the lights at 125 and 27, how emergency vehicles will be able to get through, and also landscaping along the back of the buildings.

Gier showed landscaping along the back of the building with large evergreen trees. The landscaping plan will be updated.

Vose addressed Karandanis' concern with traffic cutting through. He suggested putting signs up with no thru traffic.

Clark inquired if there is a sign showing dead end on Jannell. She stated this could alleviate the traffic concerns.

Howard stated she was unsure if there is a one-way sign. Howard did address the speed bump that was required on the previous plan when it was a straight-shot from 125 to Jannell. Gier stated they are not opposed to a no-thru traffic sign.

Gier showed the lighting plan throughout the site and lights mounted on the buildings, all dark sky compliant.

The Board agreed on no deliveries from 10:00pm to 7:00am.

Resident 14 Acre Street, Ken Mailhot asked why the driveway that will access onto Jannell Court why they couldn't shrink it up the size of the entrance and exit or choose to make it a one way. Howard stated that could go back to 24 feet since no truck traffic is allowed using it.

Mailhot questioned the lighting coming out to Acre Street that it would shine right into Eva Karandanis' house. Gier stated he would talk with the developer on this concern.

Gier stated there is a large area along the south side of the site for snow storage, and another area along the north side.

McGeough requested the applicant contact Howard on the landscaping, and for Howard to contact McGeough with the final decision on the plantings.

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

Vice Chairman Clark closed the public session.

Reinhold called in to respond to the idea of having speed bumps on the site. He stated he does not like the idea, and is not in favor of that suggestion. He stated the signage for dead end on Jannell, and no thru traffic or trucks onto Jannell.

Reinhold commented on the discussion by the Board regarding shrinking the driveway down from 30 feet to 24 feet, and said he's in full agreement of this.

Vose moved McGeough seconded the motion to approve the amended site plan with conditions: DOT and all state permits, impact fees, \$8,000 for offsite improvements, extension granted to June 2021, landscaping around the dumpsters to be updated and meet with Karandanis for landscaping on her property with the lights, trucks enter and exit from 125, deliveries between

7:00am-10:00pm, no thru truck signage, dumpsters emptied between 7:00am-6:00pm, a note on the plan showing no thru traffic, shrink the driveway on Jannell from 30 feet to 24 feet, and a one-year review if any complaints come in about the parking lot being used as a cut thru for review of a temporary speed bump, porous pavement needs to be maintained as shown in the report that needs to be submitted to the board with the vacuuming, and respond to any comments from Tighe and Bond. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

MINUTES OF 8/13/2020 FOR APPROVAL – McGeough moved Vose seconded the motion to approve the minutes of 8/13/2020. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

NOTICES OF DECISION FOR SIGNATURE – SP Farmstands of NE; SP Falzone; SD Farnsworth; CUP Vigliotte. The Notices of Decision will be signed by the Chairman.

INVOICES FROM TIGHE & BOND FOR PAYMENT – Farmsteads \$900.00; Equestrian Estates – \$225.00. McGeough moved Vose seconded the motion to pay the invoices. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

ESCROW ACCOUNTS TO CLOSE – Seacoast United – \$1,715.25; Kingston Karts - \$500.00; It's Permittable - \$500.00. McGeough moved Vose seconded the motion to close the accounts. **Roll Call Vote - McGeough, Vose and Vice Chairman Clark all voting aye.**

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

NOTE: THE NEXT MEETING DATE IS OCTOBER 8, 2020 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary