

EPPING, NH PLANNING BOARD MEETING

**THURSDAY October 8, 2020
MINUTES**

The Town of Epping Planning Board will meet online on Thursday, October 8, 2020 at 6:00 PM via Zoom Meeting software. Zoom Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87123193595?pwd=MzIwYUJwbnUNya2FFUUVWTVpBdmwxZz09>

Meeting ID: 871 2319 3595

Passcode: 873686

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

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00pm, and appointed Vose to sit in McGeough’s seat.

PUBLIC HEARING: Site Plan
Owner/developer: Telly’s Realty, LLC
Location: 235 Calef Highway, Tax Map 030 – Lot 041

Brittany Howard read notice of a Site Plan application by Telly’s Realty, LLC. Abutters present:

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

Joe Coronati presented the plan. He showed the existing conditions from the expansion when the Bluebird storage was before the board. He pointed out the pavement around Telly’s is close to the property line, so what was done when the developer of the abutting property sold the owners of Telly’s a ¾ acre parcel to expand their parking lot.

Coronati explained the proposal is to add approximately 30 feet of pavement in the rear of the building which allows Telly’s to add a 1,200 square foot 30x40 outdoor patio, being an expansion of their use but not an expansion of their seating this would allow similar seating outdoors, somewhat of a seasonal use and because of the expansion it requires pushing the parking further back. He explained there’s a limited addition to the parking showing three spaces on one side, and one on the other, and will push the propane tanks back into the corner which still leaves plenty of room for snow storage. Coronati explained this is an increase to the impervious area totaling 8,000 square feet over what was approved.

He stated waivers are requested for the storm water study for the green space. He explained they went from 15 percent on the original plan to 29 percent on the plan before the board, so the proposal brings it down to 21 percent, which is six percent above from where they were five years ago.

Coronati explained the reason for the stormwater waiver request is from the stormwater from the Telly's site, when the expansion was done Telly's was tied into the drainage system that was designed for the whole Governor's Run development. All the stormwater treatment happens on the property.

Clark asked how many spaces will be gained. Coronati explained they are minimizing their green space and will gain about six spaces.

Chairman Foley questioned taking away the green space can it be mitigated with pervious pavement. Coronati explained with the small area in the back which would make it challenging having a small strip of pavement being porous and the rest being standard asphalt. The Chairman asked if all the paving is down on the right-hand side. Coronati stated none of that side has been built. Chairman Foley noted an engineering analysis hasn't been done on the detention pond to guarantee it will handle all the water. Coronati stated that is correct.

Dino from Telly's joined the meeting. Howard asked him to explain outdoor patio area and the seating. Dino explained the spacing out will make it more inviting with Covid.

Clark asked Dino, when this is added will he be coming back for the capacity. Dino responded not at all.

Chairman Foley asked the Board how they felt about the gained spaces for parking. Clark stated she would rather have the additional six spaces. Reinhold stated he is all set with it. Vose stated this looks like a good plan.

Chairman Foley opened the meeting to the public. As there were no public comments, the Chairman closed the public hearing.

Clark moved Reinhold seconded the motion to grant the waiver for the green space, keep the spaces, decrease in green space and no drainage study to be done unless AOT requires it done. **Roll Call Vote; Vose, Reinhold, Clark and Chairman Foley all voting aye.**

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

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

Brittany Howard read notice of a Continued Site Plan application and Conditional Use Permit by EHNR Realty Development Trust of 2001. Abutter present: Heidi Dunham.

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

Joe Coronati explained this plan was at Water & Sewer and approved by that Board. He stated the drainage plan has been reviewed by Underwood; the completed drainage plan has now been sent to AOT. Coronati also stated they responded to the comments from Tighe & Bond.

Coronati showed the new connection at the last meeting where there were two cul-de-sacs originally so the waivers that were granted and not granted have been applied to this design. He showed on cul-de-sac that has been designed to meet the town's requirements explained they have eliminated one cul-de-sac on the main road, and all roads are 26 feet wide with the smaller roads at 24 feet wide.

Coronati showed the lighting plan, explained all lighting which are LED lights, that are on decorative poles, will shine straight down, on short decorative poles that are 13 feet above finished grade

Coronati showed the entrance landscaping, stating they will keep as much of the original vegetation possible and will shield as many homes on Fogg road as possible from any lights from vehicles. He stated the entrance design is done with more plants, and into the property will have landscaping around the houses, one tree in front of every home in the development. There will be plantings around the club house and the plants will consist of those that are for sunny side of the homes and plants for shaded side of the homes, a variation of plants with apple trees in the middle.

Clark asked what plants are at the entrance and along the road. Coronati explained they are eastern white pines, balsam firs, and service berry. Clark remarked on the white pine and as they grow, they drop limbs during storms. Reinhold asked how far they are off the road. Coronati stated approximately 20 feet. Graham stated he does not want to move white pine into the neighborhood.

Coronati showed the architectural, and explained they are single family homes, a couple of duplexes, one and a half floors, two bedrooms, first floor master bedroom, first floor living, two car garages, decks or three season rooms.

Graham informed the board these are all different colors, approximately six different colors.

Howard asked about dumpsters. Graham explained what normally happens is the association sets up a private company for trash pickup, or they can use the town facilities, so no proposed dumpsters on this site.

Chairman Foley opened the hearing to the public.

Abutter Heidi Dunham who joined the meeting via zoom, had no comments.

Chairman Foley closed the public hearing.

Howard informed the Board the Conservation Commission supported the request for the CUP, given that it is only for detention ponds or utilities.

Reinhold brought up the problems with knotweed in town and noted there is a whole area on this site that needs to be treated so it doesn't spread throughout the whole development.

McGeough asked how deep the ponds are and if there will be fencing around the ponds. Coronati the ponds are approximately four feet deep and there is no proposal for fencing. Coronati explained the bio retention ponds are very shallow, approximately a foot deep.

Howard went over the list of items and asked what the applicant is doing with the phasing for the project. Graham explained the easterly entrance to the cul-de-sacs up to the clubhouse is phase one or two, subgrade with gravel and will be able to access all the way out depending on how the utility sequence works. Howard explained there has to be a way in and a way out.

Howard addressed active and substantial and conditions for approval – Graham stated clearing stumping, grubbing and sub grading on Phase I easterly entrance out to the cul-de-sac and mirror AOT. Any and all state permits, if there are any substantial changes to the plan the board or planner at the time will review it, respond to any follow-up correspondence from Tighe & Bond, condominium site plan to be recorded, Town Attorney review any condo documents, all road names to be reviewed by the fire department, any erosion control to use bio degradable, no connection to water & sewer on Fogg Road stub unless it's for the town to loop the system, sidewalk easement along Fogg Road on the plan, and offsite improvement on the frontage. Before first building permit \$35,112.00 is due. Graham asked if they could do half at the first and half at the twentieth. Impact fees are the same whereas 80% police and fire and the other 20% pay the full impact fee because the project can't be age restricted. An as-built is needed at the end of the project.

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

McGeough joined the meeting and will take her seat.

PUBLIC HEARING: Site Plan
Owner/developer: Ban Dissanayake
Location: 419 Calef Highway Map 0016 – Lot 052

Brittany Howard read notice of a Site Plan application by Ban Dissanayake. There were no abutters present.

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

Ban Dissanayake presented his proposal a small extension off the office as a customer waiting area, which is also a requirement from OSHA.

Chairman Foley stated he has concerns about this request as Dissanayake is not in compliance with the approved site plan, there's a backhoe, two skid steers, a fork lift on site that was supposed to be removed by November 19, 2019. Dissanayake stated everything that was supposed to be removed has been removed.

Howard informed Dissanayake that she went out to the site the day before this meeting where she saw things stored behind the fence. Howard stated the approval has been in violation off and on since the approval.

Clark agreed, Dissanayake chose not to comply with the approval back in November 2019. Chairman Foley noted that the agreement between the Board and Dissanayake when the garage was approved that the equipment sales inventory would leave, and it's all still there.

Clark moved Reinhold seconded the motion to continue the hearing to December 10, 2020.

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

Clark moved McGeough seconded the motion for the site to be cleaned up in one week and needs to stay clean until the December 10, 2020 meeting and the Board will look at and consider the application. **Roll Call Vote; McGeough, Reinhold, Clark and Chairman Foley all voting aye.**

MINUTES OF 9/10/2020 FOR APPROVAL – Clark moved Reinhold seconded the motion to approve the minutes of 9/10/2020. **Roll Call Vote; McGeough, Reinhold, Vose, Clark voting aye. Chairman Foley abstained.**

2021 BUDGET FOR APPROVAL – McGeough moved Clark seconded the motion to approve the budget for 2021. **Roll Call Vote; McGeough, Reinhold, Clark and Chairman Foley all voting aye.**

EXTENSION REQUEST FOR SP FROM LEWIS BUILDER'S – PLEASANT STREET DEVELOPMENT – Clark moved Vose seconded the motion to approve the one-year extension. **Roll Call Vote; McGeough, Reinhold, Clark and Chairman Foley all voting aye.**

BEARD PROPERTY – Howard explained she's been working with Ratigan on this issue. He stated he would like the purview of the Planning Board for him to move forward on this issue.

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

INVOICE FROM TIGHE & BOND FOR PAYMENT -EPPING-NOTTINGHAM SQ. RD. SUBDIVISION \$1,012.50

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

NOTICE OF DECISION – Farmsteads of New England. Vice Chairman Clark will sign the Notice of Decision.

As this was Brittany Howard’s last meeting before moving on to her new position in Kennebunk, she thanked the board for all their guidance over the past years with the Town. The members all voiced how sad they were that Howard was leaving, but wished her well.

ADJOURNMENT – The meeting adjourned at 8:00pm.

NOTE: THE NEXT MEETING DATE IS NOVEMBER 12, 2020 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary