

EPPING, NH PLANNING BOARD MEETING

**THURSDAY January 14, 2021
MINUTES**

Topic: Planning Board Jan 14, 2021 6pm

Time: Jan 14, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 865 2586 2389

Passcode: 999709

One tap mobile

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PRESENT – VIA ZOOM - Joe Foley, Susan McGeough; Alternate Michael Vose; Selectmen's Rep Mike Yergeau; Planner Kellie Walsh; Circuit Rider Jenn Rowden; Secretary Phyllis McDonough.

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

PUBLIC HEARING: Site Plan
Owner/developer: EHNR Realty Development Trust of 2001
Location: Fogg Road Tax Map 022 – Lot 82-2

McGeough moved Vose seconded the motion to continue the hearing to February 11. **Roll Call Vote; McGeough, Selectman Yergeau, Vose and Chairman Foley all voting aye.**

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

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

Chairman Foley read notice of a Continued Site Plan application. There were no abutters present.

The Chairman stated he was happy to see the site cleaned up and then pictures came which showed an unregistered vehicle on the site. Robbie explained the vehicle is his cousin's, and was driven to his site for repairs. He assured the Board he did not realize it wasn't registered.

McGeough stated there's always an excuse for what's happening on this site. Robbie explained it was his job to get the vehicle to run; he did not do an inspection. He stated he just assumed it was registered as the vehicle was driven in from Maine.

Vose stated the car looks like it's a decent car, and finds it difficult to think that it's not registered.

Selectman Yergeau looking at the 2019 plate on the vehicle finds it very odd that it's been unregistered for almost two years, and someone is still driving it around. Selectman Yergeau spoke of the number of times this has been before the board, and advised Robbie to have a check list of what is on his site and what is not allowed.

Chairman Foley stated this is indicative of what has been before the board the last few months, although he's inclined to believe Robbie and understands this to be an accident.

McGeough stated she has mixed feelings and commented when starting a new business and the fact the board has seen this for 3 months, is disheartening. She agreed with Selectman Yergeau that Robbie needs a checklist; also, if something isn't registered it shouldn't be on the lot.

Vose stated he willing to give Robbie some slack as it's his cousin that is irresponsible. He believes this is a lesson learned.

McGeough stated she agrees, but if this happens again that the business is completely shut down.

Rowden offered advice stating if there's any motion for approval any previous notice of decisions that it would be a violation and not an immediate shut down, the basic functions of the application remain the same.

Agree if they are not in compliance in the future there needs to be some consequence.

Robbie explained there will be a 20x30 expansion of two garage doors, basically a 30x45 building will come in the future. He stated he would like to put oil and other fluids in the storage area. The Chairman said that's a good decision so that there's nothing thrown outside.

Chairman Foley asked with this, will there be more parking. Robbie showed on the plan the three parking spots that will just be moved to the opposite side of where they area now.

Rowden stated after reviewing the plan it met all specifications and site plan regulations. She said all existing conditions are shown accurately.

Walsh stated now that Robbie owns this site it needs to be shown that he is the new owner, and should reflect the correct ownership on the plan.

Selectman Yergeau stated the only concern he has is now that there is more impervious surface and knowing that the storm water pond hadn't been constructed correctly or in the right spot. He stated this will contribute to a wetland. Dissanayake stated the grading was done, the fence was moved and that has already been taken care of. Selectman Yergeau stated he was at the site walk and saw that this was not constructed per the plans. Selectman Yergeau stated the calculations are going to change because there is more impervious surface. Robbie stated that water doesn't seem to be traveling that way. Chairman Yergeau stated he would like to see that this site is in compliance before any approval.

Rowden explained a project of this nature of adding a 20x30 addition if the town adopts more stringent storm water regulations, this would be well below the trigger.

Chairman Foley questioned Selectman Yergeau, if Howard said that this was okay when she inspected it, does that satisfy his concern. Yergeau stated he would like documentation to verify that this was okay when inspected and he'll be fine with it.

Chairman Foley asked Selectman Yergeau if he would be willing to go out to the site to see if he feels it to be adequate. Selectman Yergeau agreed to try and get together with Kellie to look at plans for this site.

Robbie informed the Board the only plan with elevations is the septic plan.

Chairman Foley explained he would be in favor of giving a contingent approval on the drainage being corrected. The state standards are getting worse. The Chairman explained the pond has to be right the worst thing would be it has to be larger.

Selectman Yergeau stated as long as this meets the intent of the original plan he's fine with the contingent approval.

McGeough asked what happens next if Selectman Yergeau visits the site and the pond isn't okay. Chairman Foley explained when Selectman Yergeau goes out to the site and if things don't look right an engineer will have to then become involved.

Chairman Foley moved Vose seconded the motion to approve the plan contingent on the drainage, that all conditions from previous site plan be maintained, a recordable mylar needs to be submitted reflecting appropriate ownership, and Robbie will need to sign the plan showing he is the new owner.

Roll Call Vote; Vose, Selectman Yergeau, McGeough, and Chairman Foley all voting aye.

Selectman Yergeau requested any correspondence that goes to the planner to be set to him, also.

Chairman Foley thanked Rowden for all her help after Brittany left. Rowden stated she has a couple of suggestions for the board and will be meeting with Walsh.

MINUTES OF 12/10/2020 FOR APPROVAL – McGeough moved Selectman Yergeau seconded the motion to approve the minutes.

Roll Call Vote; McGeough, Selectman Yergeau, and Chairman Foley voting aye. Vose abstained. The motion carried 3-0-1.

BILL FOR PAYMENT FROM TIGHE & BOND – Murray/Gaspee \$112.50 & \$1,237.50; Trail Side Landing/Falzone \$900.00

McGeough moved Vose seconded the motion to approve the bills for payment. **Roll Call Vote; McGeough, Vose, Selectman Yergeau and Chairman Foley all voting aye.**

Selectman Yergeau welcomed Kellie Walsh as the new planner. He also spoke about the Orchards, that the town has a promise from deliberative session a couple years ago that the developer will install a walking path, in lieu of New Lane, after the town voted to give Matte those lots. He stated he spoke to Pelletier on this issue.

ADJOURNMENT – McGeough moved Selectman Yergeau seconded the motion to adjourn at 7:05pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS FEBRUARY 11, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary