

EPPING, NH PLANNING BOARD MEETING

**THURSDAY November 12, 2020
MINUTES**

The Town of Epping Planning Board will meet online on Thursday, November 12, 2020 at 6:00 PM via Zoom Meeting software. Zoom Meeting:

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PRESENT – Joe Foley, Heather Clark, Susan McGeough, Dave Reinhold; Alternate Michael Vose; Selectmen’s Rep Mike Yergeau; Circuit Rider Jenn Rowden; Secretary Phyllis McDonough.

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

PUBLIC HEARING: Lot Line Adjustment
Owner/developer: Michael Fecteau & Tess Burdin
Location: 246 & 260 Main Street, Tax Map 022 – Lots 061 & 062-001

Chairman Foley read notice of a Lot Line Adjustment. Abutter present: Patricia Sutcliffe.

Joe Coronati, representing Mike Fecteau, explained the proposal. He stated Fecteau purchased the lot at 260 Main Street which was subdivided off from the Hoag property and received a Conditional Use Permit to build a house on the lot. Coronati explained the abutter to the southwest owns the small house on Main Street, He stated their driveway has been on the lot owned by Fecteau. Fecteau is proposing to give Burdin 1,500 square feet.

Coronati showed a triangle at the corner of Fecteau’s lot, there’s a paved driveway on Fecteau’s lot, and a gravel section next to it. He explained the abutting lot will be 5,340 square feet, which will clear up the encroachment for their driveway.

Jenn Rowden explained she has no concern with the plan making one lot more conforming. She stated her concern is whether or not this is a complete application and if the board can accept jurisdiction, because there is no relief in the town’s requirements for subdivisions or lot line adjustments, no waivers were asked for; waivers were not requested.

Chairman Foley agreed with Rowden and advised Coronati a waiver from subdivision regulations to allow the lot line adjustment should be requested.

Coronati requested a waiver from the subdivision regulations.

Chairman Foley appointed Vose to sit in for McGeough.

Clark moved Reinhold seconded the motion to accept the plan for a lot line adjustment and the waiver; Coronati to provide a written request for the waiver. **Roll Call Vote; Selectman Yergeau, Clark, Reinhold, Vose and Chairman Foley all voting aye.**

Chairman Foley opened the public session.

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

Chairman Foley closed the public session.

Rowden explained the conditions for approval, monumentation verification and a recordable mylar.

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

PUBLIC HEARING: Subdivision – Condominium Conversion
Owner/developer: Brown Family Trust
Location: 415 North River Road, Map 005 – Lot 023

McGeough took her seat.

Vose will sit in for abutter Reinhold.

Chairman Foley read notice of a Subdivision – Condominium Conversion. Abutter present: Greg Tillman.

Attorney Jay Scully informed the board after a suggestion by Howard they looked at the lot and agreed it would make sense to divide the property into two Suggested due to complications of the lot makes sense to divide into two condominiums one holding the commercial property and one to hold the Brown family residence for liability perspectives, and the town's perspective as far as cleaning up the tax card.

Attorney Scully showed the plan of condo unit one (1) is proposed to common area and to be shared with condo units two (2) and three (3). He explained with the common area will be able to access the brown property and the remainder condo unit two (2) will be the commercial structure. He stated what is unique about the property, nothing structurally will change.

Clark questioned if there are condo docs written up. Attorney Scully stated not until the approval.

Rowden explained because this had a previous site plan approval most of the condo docs to make sure the docs are on file with the town and makes sure condo docs are looked at by town attorney. Attorney Scully agreed.

Chairman Foley stated it's prudent to have town attorney review the documents.

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

Chairman Foley opened the public session.

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

Abutter Greg Tillman asked if there are 15 units already approved, and what is the parking area on the plan. Clark explained it is a parking lot in front of the existing building for the cabins and ice cream place. Tillman asked if 25 units have been approved. Ben Brown explained they requested 25; however, the engineer showed 20, but didn't want to shorthand in case they wanted to go for 25.

Chairman Foley closed the public session.

Clark moved Vose seconded the motion to approve the Subdivision – Condominium Conversion and to have town attorney look at condo docs, verification all required docs with per Article 4 are on file with the town with the file. **Roll Call Vote; Selectman Yergeau, Clark, Vose, McGeough and Chairman Foley all voting aye.**

Reinhold took his seat.

PUBLIC HEARING: Site Plan
Owner/developer: Sig Sauer
Location: 233 Exeter Road (NH Route 27) Map 038 – Lot 003

Chairman Foley read notice of a Site Plan.

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

Tom Burns with TF Moran explained this is the existing Sig property consisting of 120 acres both in Epping and Brentwood. Burns explained the proposal is for a two-story, multi-purpose building for a combination of a retail space a small museum area and an indoor shooting range on the first floor. On the second-floor offices and classroom. He explained the building will be provided with ADA parking serviced by all on site utilities onsite a proposed well, a septic and a fire cistern. Burns explained with this indoor range noise is contained.

Burns explained they are requesting a conditional use permit for being close to the wetlands. Onsite drainage. Burns showed the architectural drawings with the ground and second floor areas.

Burns noted they will be applying for an AOT permit as well as an application for subsurface approval for on site septic, and have applied to the state for the well on site.

Burns explained there are wetlands on site with no impact to those wetlands; will be 75 feet from those wetlands. He explained they will re-vegetate to mitigate the slopes and put a significant amount of planting in that area. On site drainage will be handled to a series of bioretention areas and will be part of the approval from the state.

McGeough asked for an explanation for the Alteration of Terrain permit. Burns explained through NHDES any disturbance of 100,000 square feet you need to file for a permit through the state for review. McGeough asked if it will help with buffering the noise for shooting. Burns explained this proposal is for all indoor shooting with sound proofing. McGeough questioned with the two indoor ranges if it would be possible to eliminate one of the outdoor ranges. Burns stated that is not being proposed at this time.

Jeff Chierepko explained one of the reasons for this proposal is to bring some of the academy classes indoors. McGeough questioned if the town would we see a cessation of outdoor classes. Chierepko explained they would not eliminate any outdoor ranges but would bring some of those classes indoors, especially during the winter months. McGeough questioned this proposal would have no positive impact for the neighbors. Chierepko stated it would have positive impact as they would be bringing some of the outdoor shooting indoors, which would be year-round.

McGeough explained she has voted for Sig many times, has taken a class at their facility and has no problem for the most part. She stated Sig has come before the board many times asking for more and can not imagine what it is liked for the neighbors who live nearby.

Clark asked how many indoor ranges will be in this indoor facility. Chierepko explained this proposal will have thirty lanes. Clark asked how many lanes currently are indoors. Chierepko stated there are twenty. How many lanes outside. Chierepko stated there are 16 outdoor ranges. She stated she agrees with McGeough on the requests for addition, but no reduction on site.

Bruce design liaison for Sig explained this is a huge expense and every gun shot that was heard outdoors will be moved indoors, which is thousands of times a day.

A lengthy discussion ensued regarding the proposed building with indoor shooting and whether or not Sig would be willing to close one of the outdoor shooting areas.

Vose asked that this expansion will allow them to teach more students in an indoor range, and that increase number of students would not add to the noise because it will be indoors. So, the noise level that is there now would not go up. Chierepko that is correct.

Chierepko noted the town has asked for is they'd like to see something that would add to the tax base, and that's what this building will do.

Chairman Foley explained that he understands why Sig wouldn't get rid of other ranges, take the load off the outdoor ranges and put them in the indoor ranges. He asked is there some common ground because of

the noise, could there be restrictions after 5:00 no outdoor shooting outside. Chierepko explained he is not authorized to make those decisions but can bring that information back to the board.

Rowden explained because this is an amended site plan, changing hours is within the board's purview. She advised that Tighe and Bond should review the plan, because of AOT and DES permits. Traffic analysis traffic is minimal on 27 require an amended DOT permit or review by DOT. Landscaping will be guaranteed for a year although she feels there should be a landscape guarantee and that it goes through two growing seasons. Also, on the plan note on sheet C8, note 1 should say Epping, and all state permits should be obtained.

Burns informed the board that plans were sent to town engineer he has not heard anything back yet.

Clark moved McGeough seconded the motion to continue to December 10. **Roll Call Vote; Selectman Yergeau, Clark, Reinhold, McGeough and Chairman Foley all voting aye.**

MINUTES OF 10/08/2020 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. **Roll Call Vote; Selectman Clark, Reinhold, McGeough and Chairman Foley all voting aye. Yergeau abstained.**

INVOICES FROM TIGHE & BOND FOR PAYMENT – Nottingham Sq. Rd. \$112.50, Equestrian Estates \$1,462.50, Murray/Gaspee \$1,237.50, Farmsteads \$562.50, Falzone \$1,687.50, Bluebird \$562.50, Equestrian Estates \$450.00.

Foley moved Reinhold seconded the motion to approve the invoices from Tighe & Bond for payment. The motion carried. **Roll Call Vote; Selectman Yergeau, Clark, Reinhold, McGeough and Chairman Foley all voting aye.**

NOTICES OF DECISION FOR SIGNATURE – Telly's Site Plan, Canterbury Commons Site Plan (55 and older). Chairman Foley will sign the Notices of Decision.

ZONING AMENDMENTS – the board discussed two amendments that will go on the March ballot. There will be a public hearing on these amendments at the December 10 meeting.

1. The first proposed amendment, if approved, to Article 6.13 to allow detached accessory dwelling structures if that structure existed prior to March 8, 2017 provided that all other requirements are met.
2. The second proposed amendment, if approved, 6.18. Earth Excavation
A. PURPOSE: To provide for reasonable opportunities for excavation; to minimize safety hazards which can be created by open excavation; to ensure that the public health and welfare will be safeguarded; to protect natural resources and environment; and to maintain the aesthetic features of the Town.

Clark moved Reinhold seconded the motion to approve the amendments to the Accessory Dwelling units and the Excavation to the December 10 meeting for a public hearing. **Roll Call Vote; Selectman Yergeau, Clark, Reinhold, McGeough and Chairman Foley all voting aye.**

ADJOURNMENT – The meeting adjourned at 8:05pm.

NOTE: THE NEXT MEETING DATE IS DECEMBER 10, 2020 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary