

EPPING, NH PLANNING BOARD MEETING

**THURSDAY AUGUST 12, 2021
MINUTES**

Topic: Planning Board August 12, 2021 @ 6 pm

Time: Aug 12, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87084581066?pwd=M0YvMjRyVDJlVZ29ScENuY1BtNDdKdz09>

Meeting ID: 870 8458 1066

Passcode: 655427

PRESENT – Heather Clark, Susan McGeough, Michael Vose, Dave Reinhold and Selectman’s Representative Joe Trombley; Alternate Mike Sudak; Planner Kellie Walsh; Secretary Phyllis McDonough.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Subdivision Condominium Conversion
Owner/developer: by P & P Real Estate Management, LLC
Location: 260 Main Street Tax Map 022 – Lot 062-001

Chairman Clark read notice of a Subdivision Condominium Conversion. There were no abutters present. The Chairman appointed Sudak to sit in for McGeough who had to step down for the hearing.

Vose moved Reinhold seconded the motion to accept the plan. The motion carried.

Joe Coronati from Jones & Beach came before the Board to explain the proposal. He stated this property is located on Main Street and the proposal is to convert the duplexes, which is under construction, into a condex so the units can be sold individually.

Reinhold moved Vose seconded the motion conditional on obtaining any and all required state and local permitting and the plan to record. The motion carried.

CONCEPTUAL SITE PLAN AMENDMENT – Verdant Pastures Joe Coronati and Steve Kaneb owner of the property. He explained in 2000 he received a variance for five buildings to allow what had previously been residential use. He explained while doing the master planning they came across, what they thought would be a venue place, and looking at the seating arrangement they saw that the building would be insufficient so they looked at doing a venue on the other side of the parking lot as the area around it was more sufficient with the use of different functions.

Kaneb informed the board, in the future, they will go before the zoning board for variance for the two buildings they omitted at last year's request and make those residential.

Coronati showed an early conceptual plan showing the former function hall and the building which is a classroom, which are the two buildings that were switched to residential. Coronati explained they were looking to change the entrances around and have the main entrance that comes in between the auditorium and the function hall, with a small parking lot around the back side to keep the commercial uses separate from the residential side. Coronati explained the residential side has two gravel driveways; the west side of the property would be a quieter residential area, and to switch the two buildings would require a variance.

Coronati explained the dining hall which is the larger of the two buildings will be four – two-bedroom apartments, and the classroom which is the smaller building will be a one – two-bedroom unit.

Trombley asked if the theater will remain on the site. Kaneb responded, yes.

Vose asked if this has been to Water and Sewer. Kaneb explained they are invested in pre planning together with the town as far as water and sewer to make sure capacity and the lines were sized for the use.

Kaneb and Coronati thanked the board.

CONCEPTUAL DISCUSSION –15 lot subdivision Map 16 Lot 29 North River Road.

Alexx Monastiero presented two concept designs. Monastiero stated one is 15 lots on 17 acres of open space, and another design with 12 lots. Monastiero explained part of the lot is in the Highway Commercial zone and the other part in the Rural Residential zone, which will require going to the zoning board to declare the zone for the whole site.

Sudak commented exclusively on the frontage lots sees some pretty significant challenges getting access to a couple lots with wetlands through the driveways, and suggested that the cul-de-sac makes more sense for utilizing the uplands and avoiding the impact on the wetlands. Monastiero stated they are proposing some shared driveways on the frontage plan.

Selectman Trombley stated he likes the idea of the cul-de-sacs because it gets some of the driveway access off North River Road.

Chairman Clark stated she likes the cul-de-sacs better as it fits in the neighborhood, but has concerns with the lots in the corner where it's blind, a driveway there will not be good. Reinhold agreed. Clark talked about the entrance shown and suggested one further down North River Road.

An abutter Ronnie Dionne stated his concern is with any blasting that may be done.

CONCEPTUAL DISCUSSION – 46 Martin Road (315-unit residential development)

Austin Turner from Bohler, and Attorney Amy Manzelli came before the Board with a conceptual design on a multi-family project, workforce housing component. He explained this is for the property at 46 Martin Road, showing frontage on Route 101 and Martin Road, and to the east is the Brickyard. Turner explained they have been to a couple of water and sewer meetings, and are aware that this particular property is not served by water & sewer and are in the process of securing that capacity allocation.

Turner explained the proposal is for 315 units with a total bedroom count will be approximately 180, which is approximately 1 ½ bedrooms per unit.

Turner explained they are proposing a couple of access driveways onto Martin Road; one immediately off Shirkin Road and then one a little south and west on the property. He stated they have placed the buildings and the buildings and the parking so that they're located in the uplands area

Chairman Clark asked the number of apartments per building and how many floors. Turner responded about seven buildings 45 units per building, three floors; this is all conceptual.

Vose asked if there will be all outdoor parking, any garage areas. Turner stated there may be some enclosed surface parking. Vose questioned if there will be two parking spaces per unit. Turner stated they are still working through that. Vose questioned if there will be any recreational building or a private club house. Turner responded they are looking to have a private club house and a small outdoor recreation area, walking and hiking trails, and a community building.

Chairman Clark any access to the brick yard. No, the rail trail can be used.

Vose asked about traffic in that area on Martin Road. Turner explained they haven't done that study as of yet.

Barthelemy what kind of impact will this have on Martin Road and will they leave some of the trees. Turner responded they will leave as much as vegetation as possible.

Turner requested that they come back with a design review meeting and notify abutters. Chairman Clark explained the process of the planning board is there is a conceptual design meeting then a full application meeting and suggested that the applicant reach out to the abutters to go over any concerns with them directly.

Attorney Manzelli stated they were looking to walk through this with the Board which is outlined in RSA676:4 II(b). She stated a project that is this significant will have a lot of public input. So, to submit a design review application to the board and go through the abutter's notification then come back with a full application. The attorney explained RSA676:4 II(b) outlines the process: conceptual consultation which is non-binding without abutters, then design

review which is non-binding conversation with abutters notice then the full application with abutter's notification.

Selectman Mike Yergeau noted this advice, which was the same as he gave to water & sewer, is that the applicant has counsel present, and the town is without counsel at the moment, advising accordingly.

Attorney Manzelli agreed if the Board would like their own town counsel to contact her directly.

The board directed Walsh to contact town attorney on the process to go forward.

MINUTES OF 7/22/2021 FOR APPROVAL – Vose moved Reinhold seconded the motion to approve the minutes. The motion carried.

ONE YEAR EXTENSION REQUEST - 14 MAIN STREET JOHN GRAMMAS' PROPERTY –

Allen Potter representing Grammas stated Grammas is looking for a one-year extension on the property located at 14 Main Street.

After a brief discussion, the Board agreed to table this request to have Grammas attend the next meeting.

Vose moved Reinhold seconded the motion to table the request to the September 9 meeting when Grammas can be present. The motion carried.

IMPACT FEES – The Board directed Walsh to check what the cost would be to look at an impact fee study.

ADJOURNMENT – Reinhold moved Vose seconded the motion to adjourn at 7:35pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS SEPTEMBER 9, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary