

## EPPING, NH PLANNING BOARD MEETING

**THURSDAY October 14, 2021  
MINUTES**

**Topic: Planning Board October 14, 2021 @ 6 pm**

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

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84892979947?pwd=emY3NXpybURPc2RxZE5TVFNPRIVrUT09>**

**Meeting ID: 848 9297 9947**

**Passcode: 937742**

**PRESENT** – Heather Clark, Susan McGeough (Via Zoom), Dave Reinhold; Selectman’s Rep. Joe Trombley; Alternate Mike Sudak; Planner Kellie Walsh; Secretary Phyllis McDonough.

**CALL TO ORDER:** Chairman Clark called the meeting to order at 6:00 and appointed Sudak to sit in for Vose who could not attend the meeting.

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC HEARING:**

Site Plan

**Owner/developer:**

Maple Heights Realty, LLC

**Location:**

Greenlaw Drive Tax Map 030 – Lot 042-002

Chairman Clark read notice of a Site Plan application by Maple Heights Realty, LLC. There were no abutters present.

Reinhold moved Selectman Trombley seconded the motion to accept the plan. The motion carried.

Joe Coronati came before the Board with the proposal for an industrial development, with a driveway connection from Greenlaw Drive. He stated all buildings will have town water and sewer. He explained there are two lots out back with a tenant for the rear right lot. Coronati stated this is a commercial park that will be used for contractor units, 18 rental units split among three larger buildings, with individual units being 30’-wide by 60’-deep and having their own pedestrian door and overhead door. He reminded the board this application received a Conditional Use approval in 2020, and this is Phase II of the project.

Coronati explained the access is from Greenlaw Drive, one curb cut and crosses a thin wetland. Underground electric is there, curbing will be brought into the site to control the stormwater. There's overflow parking, also space in front of the units for parking. He explained the plan still needs to obtain the wetlands permit and the AOT permit. Coronati stated they just received comments from Tighe & Bond and have not yet made the changes.

Selectman Trombley questioned if the units are intended for storage. Coronati explained more like a space that contractors can park their trucks and store and pick up supplies, with a bathroom on the first floor and a mezzanine on the second floor.

There was a lengthy discussion regarding parking spaces in the case of a unit having a business that draws more patrons.

Clark noted the conditions for approval: change title sheet showing Industrial/Commercial, add parking calculation on the plan note, show location of the lights and pole pack units, lighting levels in the parking area, sign permit for Kellie's approval, wetland and AOT permits and the rest of the comments from Tighe and Bond to be addressed. Also, refer to the Notice of Decision with any and all conditions.

Walsh noted all conditions will be reviewed at the time of CO.

Selectman Trombley moved Reinhold seconded the motion to approve the application conditional on Walsh making sure all conditions that were discussed, are noted on the plan. The motion carried unanimously.

**DESIGN REVIEW HEARING:** 315-Unit multi-family housing  
**Location:** 46 Martin Road Map 036 – Lot 023

Chairman Clark read notice of a 315-Unit multi-family housing development. Abutter present: Cheryl Curtis.

Austin Turner from Bohler, and Attorney Amy Manzelli (via zoom) came before the Board with a conceptual design on a multi-family project, workforce housing component.

Attorney Manzelli spoke of the letter she sent regarding the recusal of Chairman Clark. She explained NH Law requires any parties appearing that may have a conflict of interest to raise the issue of the conflict of interest as soon as possible. Attorney Manzelli's Letter, dated October 12, 2021, is part of the file for review.

Chairman Clark responded to the request from Attorney Manzelli. She explained her comments at the water & sewer meeting were not in favor or against the project. Chairman Clark referred to NHRSA 676:4 II (b), specifically to the last sentence – "***Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.***" She stated this is a non-binding discussion and will not recuse herself from this discussion.

Attorney Manzelli made an alternative request for any other Board member to make a motion to have Chairman Clark recuse herself. There was no motion made and the hearing continued.

Attorney Manzelli stated this is a 315-unit workforce housing project. She explained they are looking to provide residential housing for teachers, first responders, medical workers, etc.

Turner reiterated this project consists of 315 units, where approximately 20 percent would be for workforce housing. Turner explained they have had meetings with Water & Sewer about extending utilities for water and sewer service.

Turner explained they are proposing two separate access driveways off of Martin Road; one opposite Shirkin Road and then one a little south on Martin Road. Turner explained the primary part of the development will be in the northern part of the property and then another part on the southern part.

Turner stated they have been talking to DOT about a directional drill under Route 101 to extend municipal services for utilities. Turner explained what has been proposed to Water & Sewer is an evaluation of the existing infrastructure to determine if the current infrastructure could support the project.

Turner explained what the applicant has agreed to, is to fund an additional study with the Town's consultant, Underwood Engineering, that the applicant would provide \$30,000 for an Underwood study which would be an evaluation of the infrastructure that exists today.

Chairman Clark asked if this will be done in phases or all at once. Turner stated it will be all done at once.

Clark asked if the units will all be one- or two-bedroom units. Turner explained combination of one and two bedrooms. He stated the workforce housing units will be two bedrooms, the majority will be one-bedroom units, approximately 484 beds in all.

Reinhold stated he can't make any decisions without knowing if there's water and sewer.

Selectman Trombley concurred with Reinhold stating this is a major concern.

McGeough stated her concern is with the condition of the roads. She questioned if this is referred to as workforce housing and the rest would be what type of apartments as far as costs. Turner stated more market rates. Attorney Manzelli explained under the state statute for workforce housing there is no definition that residential projects there's no minimal percent for workforce housing.

Abutter Curtis stated her concerns are more children in the school system and traffic in the area.

Fire Chief Don DeAngelis stated he will work with the team on the project with all fire needs.

Attorney Manzelli explained the need for workforce housing what is provided to the board is the 2015 RPC fair housing equity assessment, which is available at the town hall. She stated in 2015 Epping needed an additional 142 units of workforce housing. She explained a study is being done on what is needed in 2021.

**MINUTES OF 9/9/2021 FOR APPROVAL** – Sudak moved Reinhold seconded the motion to approve the minutes as amended. The motion carried.

**BILLS FOR PAYMENT FROM TIGHE & BOND** – Pleasant View Farm \$352.50; Ladd’s Lane \$470; Equestrian Estates \$1,410.00; Murray/Gaspee \$352; Little Debbie Warehouse \$470.

Reinhold moved McGeough seconded the motion to approve payment to Tighe & Bond. The motion carried.

**ADJOURNMENT** – Reinhold moved Sudak seconded the motion to adjourn at 7:50pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS NOVEMBER 10, 2021 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough