

**THURSDAY JANUARY 11, 2024  
TOWN OF EPPING, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
EPPING TOWN HALL**

**CONVENE:** 6:00 P.M.

**PRESENT** – Michael Vose, Mike Sudak, Heather Clark; Selectboard Representative Tom Gauthier; Alternate Dave Reinhold; Planner Amanda Nolan; Circuit Rider Jenn Rowden, Secretary Phyllis McDonough.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONVENE: 6:00 P.M.** Chairman Vose called the meeting to order and appointed Reinhold to sit in as a voting member.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC HEARING OF CASES**

**MARK KASPER** – Chairman Vose announced this site plan will not be heard as the planning department have not heard from Kasper since November.

Rowden recommended at this time, the board should deny the application without prejudice, that way if Mr. Kasper chooses to come back, he would have that right.

Clark moved Sudak seconded the motion to deny the application without prejudice. The motion carried unanimously.

**ROURKE COMMERCIAL DESIGN-BUILD, LLC** – Chairman Vose read notice regarding a Continued Site Plan and Conditional Use Permit application to construct a 189,000 S.F. warehouse structure. Parcel is located on Exeter Road, (NH Route 27), Tax Map 030 Lot 074 in the Industrial Commercial Zone.

Ian MacKinnon with Jones and Beach came before the Board to update the members on the Site Plan and Conditional Use Permit. McKinnon explained this application was at the November meeting, and has been before the Conservation Commission in October, November and December. He provided an alternative plan as well as the site plan submitted in October with the original application. McKinnon explained that the Conservation Commission requested additional reports, a NH Fish and Game Consultation Report covering the wetlands, and some of the NHDE plant and animal species.

When the application went back to the Conservation Commission in December, they shifted the building, with the south east corner of the building being relocated to the north west corner. He explained with that shift they reduced the direct wetland impact by 47% and reduced some of their buffering impacts as well. They reduced the southern part of the building to shrink the width of the total disturbance by shifting and having the wider part of the building to the north. There are a total of total of 24 truck docks.

Rowden noted with this redesign to make sure the stormwater follows the Town's current regulations.

Rowden advised to wait on the waiver for parking until a complete plan is before the board.

Clark moved Sudak seconded the motion to continue the hearing to February 22. The motion carried unanimously.

**CALEF HIGHWAY 276, LLC** – regarding a Site Plan and Conditional Use Permit to construct a 100’ x 200’ for a 20,000 S.F. heated indoor storage building along with outside storage & display of inventory. Parcel is located at 276 Calef Highway Tax Map 023-Lots 038 & 039-001.

Chairman Vose announced the applicant has requested a continuance.

Clark moved Sudak seconded the motion to continue the hearing to February 22. The motion carried unanimously.

**SIG SAUER** – Chairman Vose read notice regarding a Site Plan and Conditional Use Permit to install an indoor 300-meter firing range and driveway leading to it. Parcel is located at 233 Exeter Road Tax Map 037-Lot 009 and Map 038 Lot 003.

Joe Coronati from Jones & Beach came before the board with the application. A Conditional Use Permit has now been submitted. He stated the site plan hasn’t changed; resubmitted revised plans addressed the comments from Tighe & Bond.

Coronati explained test pits have been done and will submit an AOT permit to the state, and need a wetland permit as well.

**Rowden summarized conditions for the CUP, Zoning Article 7.5.7 A-E –**

Rowden informed the Board the Conservation Commission was notified of this plan; however, no comments were directly received.

Clark moved Sudak seconded the motion to accept the Groundwater Conditional Use Permit. The motion carried unanimously.

Chairman Vose opened the public hearing. As there were no questions or comments, the Chairman closed the public hearing.

Selectman Gauthier asked about the lighting that was briefly discussed last meeting. Coronati explained he spoke with the people at Sig Sauer and explained they were more restrictive with the DOD; they require one foot candle around the entire building. He stated the fixtures do not shed light off the lot per the town’s regulation, so more lighting is required.

Rowden read the conditions needed for the record.

1. A Conditional Use Permit required under Article 7 – Groundwater Protection District for any industrial or commercial use not otherwise prohibited in the District ZO (7.7.8) be approved and noted on the recordable Mylar of the approved plan.
2. The applicant shall submit as-built drawings of the constructed stormwater management system following construction.

3. Applicant shall submit a recordable Mylar of the approved plan with signatures and seals affixed of all licensed professionals whose names appear on the plan. All conditions of approval shall be listed on the Mylar pursuant to NH RSA 676: 3.III.
4. Applicant shall submit a Certificate of Monumentation, stamped and signed by a NH Licensed Land Surveyor, certifying that all monuments depicted on the plan have been properly set.
5. Applicant shall submit evidence of receipt of all required federal, state, and local permits, including but not limited to, NHDOT driveway and NHDES subsurface system approvals and shall note their numbers, as appropriate, on the recorded page of the plan.
6. There shall be no changes to the approved site plan on the recordable mylar except to meet these conditions of approval. Any changes to the plan required to obtain any local, state or federal permit shall be brought back before the Planning Board.
7. Applicant shall submit checks made payable to the Rockingham County Registry of Deeds for mandatory recording fees.
8. All fees incurred by the Planning Board, including but not limited to, consulting, engineering and legal fees, have been paid by the applicant.

Clark moved Sudak seconded the motion to approve with the eight (8) conditions read by Circuit Rider Rowden. The motion carried unanimously.

**SIG SAUER** – Chairman Vose read notice regarding a Site Plan to construct a parking lot with 88 parking spaces. Parcel is located at 233 Exeter Road Map 038 Lot 003.

Clark moved Sudak seconded the motion to accept the plan. The motion carried unanimously.

Joe Coronati from Jones & Beach came before the Board with the request for 88 parking spaces and showed the proposed location on the plan as just to the east of their drive entrance.

Coronati explained the parking is up by the upper deck, and that there this is no longer any shooting on that site.

Coronati explained the design for the parking lot is to have an island in the middle, which helps with landscaping, helps with the grade change with the two sections of the upper and lower areas and provide a spot for three light poles.

Coronati stated they have a landscaping plan in the island and a low growth buffer between the parking lot and detention pond and a wooden guardrail.

Clark asked about the plants along the entire area where they will plow snow. Coronati explained the plants are perennials.

Sudak asked about the drainage swale. Coronati explained there is a drainage swale on the southern side which cuts off any water so water is not flowing onto the pavement. The parking lot is graded to a gutter line, capturing all the stormwater from the pavement.

Sudak asked if the center landscaped island is curbed. Coronati stated it is.

Selectman Gauthier asked why they would take out a perfectly good sound barrier doesn't make sense. Coronati explained the northern edge of pavement is about 100 feet from the centerline of Exeter Road, and approximately 86 from edge of pavement. Coronati explained that they will retain as many old growth trees as possible and will consider adding a few.

Sudak questioned with this site growing, has there been any consideration with interior sidewalks or signage for the new parking areas. A crosswalk, signage, and crosswalk light were discussed to be added.

Chairman Vose opened and closed the public hearing.

Conditions needed for the record.

1. The planning board receive a letter from town engineer stating all engineering item have been addressed.
2. A light to be added to the intersection of the access road and the proposed parking and if there is a light it shall be shown on the plan.
3. A crosswalk be added to allow pedestrian access across the road from the proposed parking lot, and signage.
4. A six-foot high earthen berm shall be show on the plan and be installed at the south end of the parking lot. The berm shall be planted with vegetation that is feasible to grow on the berm and is approved by the Epping Planning Department.
5. Also, the separate condition read by Rowden on the Sig Sauer indoor 300-meter firing range.

Clark asked Coronati come up with some installation to south with plantings that will be feasible adequate screening appropriate to be there. And approved by the Epping planning department.

Clark moved Sudak seconded the motion to approve with conditions to be re-applied from the Sig Sauer indoor 300-meter firing range. The motion carried unanimously.

**SALTUK DOGANCI** – Chairman Vose read notice regarding a Site Plan and Conditional Use Permit to construct a 44,734 S.F. industrial warehouse/office building. Parcel is located on Shirking Road Map 036 Lot 005-002.

Clark moved Sudak seconded the motion to accept the plan. The motion carried unanimously.

Paige Libbey from Jones and Beach came before the Board with the proposal. She explained this site the third of the four lots on Shirking Road that was approved as a four-lot subdivision. She explained the applicant is proposing a 45,000SF building which shall be mostly warehouse space and some second floor office space.

Because of the grading loading docks will be the side of the building and not the road side. Parking along the front and side of the building and dumpster. Retaining walls along the side and rear. Drainage is managed by a gravel wetland within the wetland buffer yard that will require and AOT permit because it's over 100,000 SF of disturbance. Swales along the rear and side. Has a roof with a drip edge filter and

the rest will run off into the parking lot. Landscaping includes wetland plants in the front yard and proposing trees in the front and perennials along the side. Plan went to the Conservation Commission and they did not have any concerns with wetland buffer impacts.

Libbey explained the parking waiver for the town's site plan regulations, which requests a slight reduction from the 55 required. There are approximately 8 employees.

Libbey showed the architectural, with all entrances along the side of the building for main entrance, and one door by the loading dock.

Addy from the fire department explained she will need to have the plan and the building will also need emergency protection.

Rowden questioned the Applicant regarding the proposed wetlands ordinance; the notice went in for that about a week before they submitted the application. The moment a zoning change goes into the newspaper, that becomes the rule until town meeting for the hearing that was held on December 28<sup>th</sup>. This application does not meet the 100-foot setback, and therefore this may need an amended conditional use application to have some of the impervious surface in the wetland's setback

Sudak and Clark asked to postpone the parking waiver. Libbey agreed. to put the ITE information together.

Sudak asked about the retaining wall in the back he would like to see how much blasting needs to be done and would like to see test pits done. Libbey stated they would need to do one closest to the top.

Reinhold talked about the drainage. Putting in driveways to each lot, the drainage has to be looked at along that road, as there is a problem with the water not moving down the road.

Reinhold questioned what offsite mitigation can occur so that the infrastructure wouldn't be negatively affected by the site.

Sudak moved Clark seconded the motion to do a site walk for the CUP on Wednesday January 31 @3:30. The motion carried unanimously.

Clark moved Sudak seconded the motion to continue the hearing to February 22. The motion carried.

**MINUTES OF 12/14/2023 FOR APPROVAL** – Clark moved Sudak seconded the motion to approve the minutes of 12/14/2023. The motion carried.

**INVOICES FROM TIGHE & BOND** – Prompto Oil Change \$530; Rourke Commercial building \$1,606.38; Soaring Hawk \$1,326.00. Clark moved Sudak seconded the motion to approve payment of invoices to Tighe & Bond. The motion carried unanimously.

**INFORMATION FOR ENGINEERING FIRM** – Clark moved Sudak seconded the motion to approve Tighe & Bond as the Town's Engineering Firm for 2024. The motion carried unanimously.

Clark suggested doing an RFP in October and to thank the companies who responded to the RFP.

**ADJOURNMENT** – Clark moved Sudak seconded the motion to adjourn at 8:10pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS FEBRUARY 22, 2024 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough