

**THURSDAY AUGUST 10, 2023  
TOWN OF EPPING, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
EPPING TOWN HALL**

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

**PRESENT** – Mike Sudak, Heather Clark, Selectboard Representative Bob Jordan; Alternate Dave Reinhold; Planner Casey Wolfe; Secretary Phyllis McDonough.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CALL TO ORDER:** Vice Chairman Sudak called the meeting to order at 6:00, and appointed Reinhold to sit in from Vose.

**DISCUSSION** – Jenn Rowden, gave a brief explanation of the grant for the Town that she will be working on. She explained she will meet with the board members at a few meetings and will also meet with the conservation commission to include them.

The Board members suggested to have a ‘non-meeting’ with the planning board and conservation commission and if so, it will be the fourth Thursday in September.

**SOARING HAWK, LLC** – Vice Chairman Sudak read notice regarding a Site Plan application. The intent of this project is to improve the parking for 30 & 32 Ladd’s Lane. Parcel is located on 38 Ladd’s Lane, Tax Map 030 Lot 050 in the Industrial Commercial Zone.

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

Joe Coronati of Jones & Beach Engineers, representing Steve and Andrea Kaneb, came before the board with the proposal for a parking lot improvement. Coronati explained there has been a reconstruction of two units that were closest to the river, 30 & 32 Ladd’s Lane, which are now occupied. The parking area for both of these units has been gravel and during last winter, there were issues with parking is not being adequate for the year-round use of the properties. The request is to pave the parking lots and provide the adequate parking spaces for the two buildings which have a total of seven apartments, with a total of 18 parking spaces required.

Coronati informed the Board that the town planner, and road agent were invited out to the site to discuss options and one of the concerns is the 100-foot river bank overlay district, which falls on this property and caused the applicant to look at alternatives for the stormwater. He explained the other concern was providing a bioretention pond for treatment on this property and an additional ditch line on the south side of Ladd’s Lane. Coronati noted this is a parking lot improvement with a drainage improvement that happens to extend off the property.

Clark questioned who would be doing the off-site improvements work. Reinhold stated the client will do the work and a right-of-way has to be given to them to do that work.

Sudak asked if there's an easement. Reinhold stated he doesn't see a reason for a maintenance easement, the culvert would be maintained by the town.

Coronati informed the board of a meeting with the conservation commission who had questions on the parking on one side of the property that the commission did not want to see there, so that was changed which is shown on the plan.

Clark asked the original plan to move trees will no longer take place. Coronati responded, that is correct.

Vice Chairman Sudak opened the public hearing.

Abutter Brown stated his concerns were the preservation of the trees closes to the driveway and the drainage on Route 27 side affecting his property. Coronati stated most likely the trees will be removed, and the drainage along Ladd's Lane is 150 feet of ditching across Route 27 away from Brown's property. Coronati explained the work would end in front of Brown's house.

As there were no further questions or comments from the public, Vice Chairman Sudak closed the public hearing.

Clark moved Selectman Jordan seconded the motion to approve the CUP, based on staff's comments. The motion carried unanimously.

Clark moved Selectman Jordan seconded the motion to approve the plan based on staff's comments, and to show a no maintenance easement on the plan. The motion carried unanimously.

**KIMBALL CROSSING, LLC** – Vice Chairman Sudak read notice regarding a Site Plan and Conditional Use Permit application. The intent of this project is to propose 4 buildings, each 6,000 square feet for a total of 24,000 square feet. Parcel is located on Calef Highway, Tax Map 016 Lot 038 in the Highway Commercial Zone.

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

Joe Coronati representing Mike Fecteau came before the board to explain the proposal. Coronati explained this is a dual-frontage lot is on Route 125 and Old Nottingham Road, with 600 feet of frontage and a little frontage on Old Nottingham Road.

Coronati explained they went to the Selectmen with the plan. The Selectmen looked at having access from this parcel onto Old Nottingham Road within the Old Stage Coach right-of-way. He stated they will go back to the Selectmen on August 21 for the driveway portion of the development.

Coronati explained the three garage doors on the three buildings closest to 125 will be on the inside of the lot, so they will not be seen; would see it on the fourth garage door.

Coronati explained because of the size of the development they will need an AOT permit there is substantial amount of retention ponds, culverts, treatment, grading that's all shown on C3 of the plan.

Coronati explained the conservation commission was not opposed to the slight impact to the wetland buffer.

Coronati explained the site will be service by septic and wells, truck turning and site layout works well. There are wide radius leading into the site. With the connection on Old Nottingham, they provided a small gravel parking lot if people wanted to walk Old Stage Coach. SELT owns property to the north and they will be looking to move the gate.

Coronati explained they have received Tighe & Bond comments and added rear access to the buildings with tip downs and handicap access; their comments were fairly minor and will be addressed.

Selectman Jordan questioned on the west building is there any access to the back of that building. Coronati stated there will be an emergency access. Selectman Jordan questioned Fire Chief DeAngelis about the access for the trucks, chief stated it looks like a good layout and any concerns will be brought up at TRC.

Clark asked about signage. Coronati stated they will have a multi-tenant sign near the entrance on 125.

Clark questioned the landscaping, specifically the trees in between the buildings how tall they are. Coronati noted they will look at the landscaping.

Clark questioned if the entrance onto 125 could be a one-way exit only, and keeping Old Nottingham full access? Coronati stated DOT will review it all.

Sudak asked what the back of the buildings will look like. Coronati will show the architecturals at the next meeting.

Reinhold informed the applicant that the fence is not supposed to be on a Class XI Road. Reinhold suggest large boulders to keep it closed off.

Vice Chairman Sudak opened the public hearing.

Abutter Nathan Kamensky expressed his concerns with the traffic and the speed in this area. He questioned the stormwater and drainage. Coronati explained they can't change the flow with drainage and the State will look at all the gradings and will approve before issuing an AOT permit.

Kamensky requested the Board write a letter to DOT asking the speed be reduced on 125, passing lanes and install overhead red flashers. The Board agreed to have the planner write a letter to DOT, explaining Kamensky's concerns. Selectman Jordan stated he will speak to the town administrator to write a letter to the state DOT addressing Kamensky's concerns.

As there were no further questions or comments from the public, Vice Chairman Sudak closed the public hearing.

Clark requested that the applicant provide a better picture of what this development would look like when viewed from the old Kimball property, dress up the building and change out the landscaping.

Vice Chairman Sudak referred to sheet C3. The southerly property lines which abut the lay-down yard shows a swale and proposed grading onto the butting site, and also how the stormwater management areas on the laydown yard parcel would interact with what is being proposed on the parcel. Coronati explained the area where there is grading under their property, whoever purchases the sites there would be an agreement to work together, although the goal would be not to do it. Sudak stated, his opinion, there should be a stormwater maintenance agreement or a drainage easement established.

Vice Chairman Sudak asked who would be responsible for the landscaping at Old Nottingham. Reinhold explained the Selectmen are going to have to give that piece to the owner and a sign off on it.

Clark asked how many parking spaces. Coronati stated 62 spaces provided for 20 units. Did not include the garage area.

Sudak questioned if there was a traffic impact study done at this site. Fecteau responded, yes.

Clark moved Selectman Jordan seconded the motion to approve the CUP with staff's comments. The motion carried unanimously.

Clark moved Selectman Jordan seconded the motion to continue the hearing to September 14, to see what the buildings will look like with the landscaping, the down shielding lighting and colors and something done to make the back of the buildings look more attractive; a variety of colors. Make sure there is visual screening from the dumpsters, and show no outdoor storage on the plan. The motion carried unanimously.

**MINUTES OF 7/13/2023 FOR APPROVAL** – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried.

**COST FOR CERTIFIED ABUTTER NOTICES** – Clark moved Reinhold seconded the motion to change cost of certified postage to whatever the postage is at the time, plus \$3.00.

**INVOICE FROM TIGHE & BOND** – Equestrian Estates \$265.00; Bradley Tree & Landscaping \$1,060; Kimball Crossing \$1,325; Soaring Hawk \$1,060. Clark moved Reinhold seconded the motion to approve payment to Tighe & Bond. The motion carried unanimously.

Town planner passed out informational binders to the board members. The members thanked the planner for putting these together for them.

Town planner spoke about an update to the landscaping regulations and informed the board she will be working on this regulation. She handed out an example from the state for them to review.

**ADJOURNMENT** – Clark moved Reinhold seconded the motion to adjourn at 8:25pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS SEPTEMBER 14, 2023 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough