

**THURSDAY SEPTEMBER 14, 2023  
TOWN OF EPPING, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
EPPING TOWN HALL**

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

**PRESENT** – Mike Sudak, Heather Clark, Selectboard Representative Pamela Tibbetts; Alternate Dave Reinhold; Planner Casey Wolfe; Secretary Phyllis McDonough. Sean Morrison was excused.

**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 for Vose.

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

Joe Coronati from Jones & Beach and Mike Garrepy came before the Board to give an update, on the concerns from the Board of what the buildings would look like from Route 125. Coronati explained they have added windows, awnings, and modified the landscaping to work with the look of the building and a north and south bound perspective that has been provided.

Coronati addressed the housekeeping items by Tighe & Bond, added was changes to the truck turning added a loading zone. He advised the board to look on the second two pages of the plan, T1 and T2 showing a request to have different size trucks to show what comes in and out of the site. He explained the use at this site will be small boxed trucks. He stated on sheet T1 showed a truck moving in and out of the site and also on Old Nottingham Road. On sheet two they had to widen the radiuses.

Clark asked if someone is on this property and wants to go north, they can only go out of Nottingham? Coronati stated they have the ability to go out onto 125. Clark asked if that can be changed to avoid 125 or put a right only out onto 125.

Selectman Tibbetts stated to have multiple vehicles trying to get out of the site at the same time could possibly cause a cluster of accidents, is there a possibility to enter off 125 and exit out of Nottingham Square.

Garrepy stated that ultimately, it's a DOT permit, although agreed with a right out, right turn only.

Selectman Tibbetts asked if there's signage along 125 to warn the traffic of possible turns onto this site. The Planner stated she will check with the Town Administrator to see if signs were mentioned in the letter to the State. Reinhold stated he believes that issue would go to the state.

Clark stated she is pleased with the renderings of the building and the different colors from bottom and top although it's still very industrial looking, and landscaping looks very nice, although she's happy with the most part of the building. Garrepy agreed to go darker along the bottom the top lighter color. Coronati stated the sign would go on the south bound entrance near the driveway and will be landscaped as well.

Sudak addressed on sheet C3 on the southern property line, the swale is still there running right along that property needs some stormwater work done there.

Abutter Nathan Kaminski asked if it would make more sense to extend Old Stagecoach down the west side of the multiple parcels. Reinhold explained that is being looked at, and in the process. Kaminski asked if there could be more red cedars put on the northeast corner of the parcel where the angle faces 125 and 87. Kaminski asked how tall the lighting poles are. Coronati explained they are 20-foot poles and their fixtures are dark sky compliant.

Coronati explained showed the grassy area on the landscaping plan and the majority of the site will be wildflower plantings.

Clark asked if they can look at more decorative lighting. Coronati agreed.

Clark moved Reinhold seconded the motion to approve the application conditionally with staff's comments, to look at the storm water easement on the south side, break up the façade and adjust the foundation to be a two-toned color. The motion carried unanimously.

**BMP CONSULTANTS, LLC** – regarding a Site Plan application. The intent of this project is to construct six single story cold storage buildings with associated parking area for a total of 25,200 S.F. Parcel is located on Shirking Road, Tax Map 036 Lot 005-001 in the Industrial Commercial Zone.

Clark moved Reinhold seconded the motion to accept the application. The motion carried unanimously.

Barry Gier and Dan Meditz from Jones and Beach came before the board with the proposal. Gier explained this lot is an undeveloped three-acre lot, with the intent to construct six, single story self-storage buildings totaling 25,200 square feet with no septic or well proposed as there is no office; site is gated internally with a key pad access. Drainage is collected and swales along either side of the driveways is sent to a wet pond between the buildings and Shirking Road, with a drip edge as part of the drainage system of the north side of building one.

Gier explained the existing driveway was installed under a 2018 wetland permit for the wetland fill of 187 square feet which included 4,585 square feet of buffer impact at that time. They are requesting an additional buffer impact of 14,000 square feet majority is for the construction of the wet pond which requires a CUP, Gier informed the Board this application is on the next Conservation Commission meeting

Gier explained comments from Tighe and Bond and Town Planner have been received and will have no problem answering those comments.

Vice Chairman Sudak asked for an explanation on the onsite parking and how the site is going to work. Gier explained it's self-storage with a designated area for five parking spaces, the driveway is 25 feet wide. He stated that typically people will park beside their unit and even though there's no designated parking spaces that is typically required for a warehouse, parallel parking can be done due to the actual width of the driveway. Sudak stated he agrees with the areas that are 25 feet wide, however he is not comfortable with the area that's less than 25 feet. Gier stated the only area that's less than 25 feet is 20 feet going down to building 5. He stated he can designate no parking and then the remainder of the area not designate parking areas.

Selectman Tibbetts asked for storage building like this, how many cars are normally onsite for this type of business. Gier stated typically one.

Vice Chairman Sudak asked how many units. Gier stated they do not have a number as of yet.

Clark questioned if there could be an additional access at the end between building two and three and also questioned if there would be end units on these buildings where landscaping is shown at the end of each of those. Gier responded that is correct those won't have end units. Clark asked what is the reason between building two and three you can't

drive through. Gier explained that the entry gate is between three and four and the exit is at the top near building one. It's 25 foot in width which is sufficient to allow to back out of that drive without issues.

Selectman Tibbetts asked if there's a gate at Shirking. Gier responded no, there's a gate at the south side of building three because there's a joint entry access easement all the way to building three for the abutting lot number five, so this is gated between buildings three and four and this is where they put the entry gate with a key pad, then the exit is between one and two.

Selectman Tibbetts questioned whether there will be no space on this property for a camper or boat to be parked. Gier responded there will be no outdoor storage.

Reinhold noted to be careful about the drainage on that road because it is so flat.

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

Clark asked if buildings two and three can be adjusted so that it's easier to get to the other side of it. Gier stated they can accommodate that request.

Clark asked about signage. Gier stated on sheet C-A2 it shows a multi-tenant sign located on the east side of the driveway for this lot and the lot to the west (being lot five).

Clark asked about landscaping. Gier explained it is on the edge of road and that they will put a few plants on the road side.

Conditional Use Permit for the temporary wetland buffer impact.

Clark moved Chairman Tibbetts seconded the motion to approve the CUP conditionally on the considerations from Conservation Commission. The motion carried unanimously.

Sudak concluded the additional conditions of addressing the additional landscaping at the multi-tenant sign as well as the connected driveway between buildings two and three. Gier explained there will be landscaping at the entry sign and put another connection to building's number two and three.

Clark moved Reinhold seconded the motion to approve the plan based on the staff recommendation, landscaping around the sign, and an additional exit between two and three making an exit between one and two and two and three. The motion carried unanimously.

**MARK KASPER** – regarding a Minor Site Plan application. The intent of this project is to use the vacant space for four (4) food trucks. Parcel is located on 250-252 Calef Highway, Tax Map 023 Lot B:035 in the Highway Commercial Zone.

Mark Kasper came before the board with his proposal on this property that was just purchased by he and his brother with the hopes of utilizing it for food trucks.

Chairman Tibbetts informed Kasper of the state widening 125 and to keep in mind that the state could take part of the property.

Chairman Tibbetts questioned what will be used as far as electricity. Kasper explained there's a pole where the existing food truck is. He stated he could compensate that person or the building next door and he could install a separate meter. Kasper informed the board he has reached out to a couple food vendors.

Selectman Tibbetts stated she likes this idea, but has concerns with the traffic and the entrance and exits from the site. Kasper explained possibly entering from 125 and exiting over toward Elm Street.

Kasper spoke about the garages that are on the site that have pads under them. His idea is to take the garages down or sell them and put decking on the pads with picnic tables for people to sit and eat.

Vice Chairman Sudak inquired about the two commercial tenants and if they are occupied. Kasper responded the one commercial tenant is Northern Exteriors who is rarely there. Sudak questioned the parking and stated that with all the different uses on site there has to be guaranteed parking spaces on site. Kasper stated he could do paving on the grassy area, and has referred to the town's parking regulations.

Vice Chairman Sudak explained what constitutes a complete application, and with Kasper listing five or six things that can be done, he needs to explain what he wants to do for the board to make any decisions.

Kasper responded he would move the two sheds to make enough room for three trucks and may move the pad and put gravel for picnic tables.

Selectman Tibbetts referred to the drawing presented to the board and questioned whether the proposed layout would allow people to drive through; she would like to see a more solid design.

Vice Chairman Sudak stated there is no parking regulations for food trucks that he's aware of, but if he is proposing to provide picnic tables the regulation would be to follow the one parking space for every two seats.

Kasper explained there are 18 spaces can fit across the front of the lot parking parallel.

Chairman Tibbetts suggested to maybe start out small to see how that works.

Clark moved Selectman Tibbetts seconded the motion to continue to October 12. The motion carried unanimously.

**LOVELY LOVE CLEVER LION LLC** – regarding a Site Plan application. The intent of this project is to construct a 5,040 S.F. restaurant and a 17,600 S.F. retail building. Parcel is located on Fogg Road & Calef Highway, Tax Map 023 Lot 040-002 in the Highway Commercial Zone.

Barry Gier from Jones & Beach came before the board with the proposal for a restaurant and retail building on the southwest corner of Fogg Road and 125 6.2 Acres. There will be onsite well and septic; there is water and sewer in front of the site. Drainage will be collected in a closed drainage system and directed to a series of items, including an underground chamber system infiltration basin and bio infiltration basin.

Gier explained there are two driveway entrances – one across from the DMV and the other across from the existing commercial building on Fogg Road. Phase 1 will be the restaurant and parking connections to both the roadways. During Phase 1 the Building 2 area is to be a gravel parking area to potentially be used for temporary uses - farm stands, food trucks, etc. Phase 2 will be the construction of Building 2.

Gier stated they are requesting a Conditional Use Permit for the wetland buffer. Comments have been received comments from Tighe & Bond and Town Planner. Gier informed the Board they will need a special exception from the ZBA and will go before the Conservation Commission for the CUP.

A brief discussion was held with the members in agreement to continue the hearing pending results from the ZBA and Conservation Commission on the application.

Clark moved Selectman Tibbetts seconded the motion to continue the hearing to November 9, pending the Special Exception by the Zoning Board. The motion carried unanimously.

**MINUTES OF 8/10/2023 FOR APPROVAL** – Clark moved Reinhold seconded the motion to approve the minutes. The motion carried 3-0-1; Selectman Tibbetts abstaining.

**RFQ FOR PEER REVIEW SERVICES** – Wolfe informed the board she will be pulling together an RFQ for an engineering firm to review applications as Brad Mesquita has retired from Tighe & Bond. Wolfe informed the Board she has an RFQ drafted, and will need the Board's approval to post. Wolfe asked at least one of the board members be present for interviewing. Clark stated she's available on Wednesdays. Wolfe stated she would like the road agent to be present also. The Board is in agreement with Wolfe moving forward with the RFQ.

**2024 BUDGET FOR APPROVAL** – The board tabled the approval of the 2024 budget to the October 12 meeting for the secretary to get information on a couple line items from the bookkeeper.

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

**NOTE: THE NEXT MEETING DATE IS OCTOBER 12, 2023 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough