

**THURSDAY FEBRUARY 22, 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 Bob Jordan; Alternate Dave Reinhold; Planner Amanda Nolan; Circuit Rider Jenn Rowden,

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONVENE: 6:00 P.M.** Sudak, sitting in as Chairman, 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**

**KRJ FINANCE LLC** – Chairman Sudak read notice regarding a Subdivision Application to subdivide the existing 44.98 acres into six (6) lots, all serviced by well and septic. Parcel is located at 362 North River Road Map 005 Lot 010.

Clark moved Jordan seconded the motion to accept the plans. The motion carried.

Reinhold recused himself as a direct abutter.

Joe Coronati from Jones and Beach came before the board. He explained the history of the existing parcel and the intent to create a total of six (6) new buildable lots. Coronati specifically noted that there would only be four new curb cuts for the development as the two most eastern lots would share access. He also pointed out that due to the road being a scenic road, minimal trees would be disturbed. All new parcels would have private septic and wells.

Clark asked how close the most eastern, shared driveway is to the intersection of Route 125.

Coronati noted that is about 85 to 90 feet off of 125. He also explained that because the road is a 90 degree turn off of 125, cars really need to slow down to make the turn.

Mike Witcher, owner, noted that the entry of the driveway is elevated, and gives a clear view of 125 and approaching cars.

Clark asked what vegetation was there, towards the 125 side.

Witcher noted that there is not much, if any.

Coronati noted that the driveway can easily be moved up 10-15, to put it further away from the cars entering from 125.

Witcher added that vegetation can be cut down a car width to make the turning cars more visible.

Jordan noted his only comment was in relation to the property lines proximity to the existing barn, but that it is noted the barn will be removed.

Coronati explained the only out building or barn to remain is the one attached to the existing house.

Sudak inquired on the location of the potential new house on the eastern most lot.

Coronati described what each of the setbacks shown on the plans were indicating.

Witcher said that the building site for that property would be about 100X200feet.

Coronati noted the building site would be

Chairman Sudak opened the public hearing.

Dave Reinhold, abutter across street, expressed that on the north side where the double driveway is coming in, they must check with state, as it is state property. Vegetation should be cut back because a low car would not be able to see. Heading to the South, ask for permission from state to clear on the other side as well as vehicles can not see.

Coronati asked for clarification that Reinhold was describing the intersection of North River Road, looking South onto Route 125.

Discussion about cutting back vegetation for visibility occurred.

Planner Nolan mentioned comment from Town Engineer regarding the last proposed property, closest to 125, regarding the setback from the ROW.

Sudak closed the public hearing.

Board had brief discussion about vegetation being trimmed back and applicant working with DOT.

Clark motioned, Jordan seconded to approve subdivision plan with conditions. The motion carried. 3-0-1 Vose abstained.

**CALEF HIGHWAY 276, LLC** – Chairman Vose read notice regarding a Continued 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.

Joe Coronati from Jones and Beach provided the history of the proposed project, a 20,000 square foot warehouse, metal building with farmers porch on the front. Intent of porch is to provide shade over the doorways and store product underneath from protection from the elements.

Clark asked about smaller door size.

Coronati explained they are pedestrian sized. The provided plans are from the steel fabrication company, the true renderings will be better. He acknowledged the fence will be replaced along the property line on the Pine and Pond side. He noted that DOT wanted changes to the drainage and slopes and they still need to obtain a DOT permit.

Discussion between the board, applicant and representatives occurred regarding usage and operation of the business.

Clark motioned, Sudak seconded to accept the Groundwater Conditional Use Permit as complete. The motion carried. 5-0-0

Chair Vose opened the public hearing for Groundwater Conditional Use Permit.

Bob Coude – direct abutter, expressed that there is a hole in the corner of the property. He is hoping the water does not come down the hill and drain into his property or anyone else's. It slopes toward the fence between Pine and Pond Hotel and him, has concerns the water is going to go somewhere else, and not onto someone's property.

Coronati explained that the proposed project site is at a lower than Pine and Pond. The new building, they are cutting that grade, sitting 8-10 feet lower at one corner, there is a ditch line running towards 125 between the two properties, that is the lowest side of the land. There is an existing cross culvert across from 276 Calef Highway, that is where the water is heading. Clarified where Mr. Coude lives, and explained that it all slopes away from his land and the grading is occurring on the other side of the property.

Linda Smith, Lot B-1 at Pine and Pond, has photos of the water ponding and the three holes from the previous grading. She explained that she has lost a foot of soil because of the drainage. She shared the photos with the board.

Chair Vose closed the public hearing.

Sudak motioned to approve the Groundwater Conditional Use Permit. Clark seconded the motion. The motion carried 5-0-0.

Discussion on site plan and vehicles that will be displayed took place.

Chair Voise opened the public hearing.

Bob Coude, asked what the material will be on the slope between the fence and the bottom of the driveway.

Coronati said it is a slope of 2:1, it will be vegetated with an erosion control blanket that is seeded, and it takes 2 years to be fully vegetated.

Coude noted that he is a supporter of Mr. Kingston, he just hopes that the vegetation is maintained to look decent.

Addy Challinor, Epping Fire Prevention Officer, wants to see the plans to review for fire safety before it is built.

Chair Vose closed the public hearing.

A discussion among the board an applicant occurred about who will be driving the carts on site and whether or not the gate between the two properties will be open or closed.

Jordan moved Sudak seconded the motion to conditionally approve the site plan. The motion carried 5-0-0

**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 of Jones and Beach explained that the project was initially submitted in October and came to the November hearing. He explained that they have received an approval recommendation from the Conservation Commission. With the revision of the layout, it will be the same square footage, they have requested to use ITE parking analysis numbers to request a reduction in required spaces to 105. Xx moved xx seconded the motion to accept the plans. The motion carried.

Sudak asked about a snow storage note on the plans indicating the snow, asking if procedurally there were any concerns with it being put out into the gravel and wetlands.

MacKinnon said there is some slope there, but they will be trying to provide a shelf.

Chair Vose opened the public hearing for site plan application. Vose closed the hearing.

Chair Vose opened the public hearing for groundwater conditional use permit. Vose closed the public hearing.

Chair Vose opened the public hearing for the parking waiver. Vose closed the public hearing.

Sudak moved Clark seconded the motion to conditionally approve the Groundwater Conditional Use Permit. The motion carried 5-0-0.

Sudak moved Clark seconded the motion to conditionally approve the Wetland Protection Conditional Use Permit. The motion carried 5-0-0.

Sudak moved Clark seconded the motion to grant the waiver to reduce the number of parking spaces. The motion carried 5-0-0.

Clark moved Jordan seconded the motion to conditionally approve the site plan. The motion carried 5-0-0.

**SALTUK DOGANCI** – Chairman Vose read notice regarding a Continued 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.

Paige Libby of Jones and Beach, explained the updated plans include the new wetland buffer setback and the Wetland Protection Conditional Use Application. She said there have only been minor modifications to the plan, including egress plans at the back with a walkway and lighting. They are also requesting parking waiver and has included the ITE data to support the requested. She noted that as part of the potential financing, they are hoping to be able to complete the project in phases.

A brief discussion on how the phasing would be laid out occurred.

Sudak moved Clark seconded the motion to grant the waiver to reduce the number of parking spaces. The motion carried 5-0-0.

Sudak moved Clark seconded the motion to conditionally approve the Wetland Protection Conditional Use Permit. The motion carried 5-0-0.

Votes rescinded.

Chair Vose opens the public hearing. Vose closed the public hearing.

Sudak moved Jordan seconded the motion to conditionally approve the Wetland Protection Conditional Use Permit. The motion carried 5-0-0.

Chair Vose opens the public hearing. Vose closed the public hearing.

Clark moves, Jordan seconds the motion to conditionally approve the site plan. The motion carries 5-0-0.

**PEEKA REALTY HOLDINGS LLC** – Chairman Vose read notice regarding a Subdivision Application to subdivide the existing 19.99 acres into two (2) lots, with the rear lot being dedicated conservation land and being transferred to the South East Land Trust. Parcel is located at 299 North River Road Map 011 Lot 009.

Clark moved Sudak seconded the motion to accept the plans. The motion carried.

Barry Gier of Jones and Beach explained that the proposed project is to subdivide 19.99 acres, with the rear lot being dedicated as conservation land and transferred to South East Land Trust. The Zoning Board of Appeals had already provided variances on density and for the creation of a lot without frontage.

Chair Vose opened and closed the public hearing.

Clark moved Jordan seconded the motion to conditionally approve the application. The motion carried 5-0-0.

**SIG SAUER** – Chairman Vose read notice regarding a Minor Site Plan amendment to the allowable shooting hours of the range, to include four (4) events a year. Parcel is located at 233 Exeter Road Map 038 Lot 03.

Clark moved Jordan seconded the motion to accept the plans. The motion carried.

Phil Strater, Director of Operation of Sig Sauer, explained the request to extend shooting hours on four specific Sundays to host competitions. He provided background on the competition and outlined how they would occur.

Chair Vose opened the public hearing.

Addy Challinor, Epping Fire Prevention Officer, noted that she had just received large assembly permit requests including liquor licensing, for potentially the same dates.

Pam Tibbets, Board of Selectman Member, noted that the BOS has also heard that request that included the liquor license.

Chair Vose closed the public hearing.

Strater assured the Board members that no alcohol would be served or on sight during these events, and they do not host reception events for these competitions so he was unsure why they were potentially requested for the same dates.

Clark moved Sudak seconded the motion to approve the site plan amendment. The motion carried. 5-0-0

**MINUTES OF 01/11/2024 FOR APPROVAL** –Clark moved Sudak seconded the motion to approve the minutes. The motion carried. 4-0-1

**NOMINATION OF TAC MEMBER FOR ROCKINGHAM PLANNING COMMISSION** – The Board appointed Nolan, Town Planner to sit as a TAC member for RPC. The motion carried.

**INVOICE FROM TIGHE & BOND – SIG SAUER 300 M RANGE, \$260** – Clark moved Sudak seconded the motion to approve the invoices from Tighe & Bond. The motion carried.

**WARRANT ARTICLE 2 DISCUSSION** – Jordan started by saying he received many questions regarding this change.

Vose prefaced that the board started to discuss the ordinance changes in September and there were three meetings, two public hearings and voted on the ordinance during a Planning Board Meeting. He wanted everyone to be aware that it all occurred during the standard process.

Mike Fecteau, wanted to note it wasn't accusatory and noted that he wasn't necessarily paying attention to the notices to be aware of the changes. He explained he is not in favor of more restrictive changes to zoning. His biggest concern is going from 15 feet to 100 feet, a building envelope will be severely affected. He feels like not enough people knew about it.

Discussion amongst the board and staff regarding the definition of "structure" and how more exposure for these changes can occur to garner feedback from more members of the public.

**ADJOURNMENT** – Vose moved Sudak seconded the motion to adjourn at 9:10pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS MARCH 14, 2024 at 6:00 p.m.**

Respectively Submitted,

Amanda Nolan