

EPPING, NH PLANNING BOARD MEETING

**THURSDAY JANUARY 13, 2022
MINUTES**

Topic: Planning Board Jan 13, 2021 @ 6pm

Time: Jan 13, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83579489102?pwd=K241VncwOHAxSWVzTisyTERPbmc4dz09>

Meeting ID: 835 7948 9102

Passcode: 004950

PRESENT – Heather Clark, Susan McGeough, Dave Reinhold, Michael Vose; Selectmen’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 McGeough.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Continued Site Plan – 17 unit multifamily
Owner/developer: Peeka Realty Holdings, LLC
Location: 299 North River Road - Map 011 – Lot 009

Chairman Clark announced the continued site plan for Peeka Realty Holdings has been withdrawn.

PUBLIC HEARING: Continued Site Plan - Warehouse & Office Space
Owner/developer: Al Desjardin
Location: Indian River Road Map 038 – Lot 019

Tobin Farwell from Farwell Engineering and Al Desjardin came before the Board with the proposal to three storage units as well as a large office unit with storage in it as well.

Farwell explained they have received from the state approved septic design, and are requesting quite a few waivers. He noted the most important of the waivers is for the drainage. He stated because of the uniqueness of this site they are using the less than two acres adjacent to Indian River Rd. and the large area remaining is well vegetated and that eventually drains into the river where it’s collected.

Farwell explained where they are proposing to put the large office building, once was a chicken coop. He stated this is a building where the employees meet in the morning, they park, get their equipment and head out for the day.

Farwell explained because of the large 18+ acres, and are utilizing less than two acres, they are requesting the waiver for the drainage analysis.

Another waiver is specific to plan requirements showing drainage structures, they’re not going to do any of that so they won’t be requesting that waiver.

Farwell explained the first waiver is Proposed site conditions.

Farwell explained the second waiver is Lighting/Illumination. The intent is to use wall mounted lighting, minimal lighting for the parking lot, safety illumination for the workers.

Farwell explained next is Landscaping requirements.

Farwell explained next is a waiver is Solid waste recycling and disposal. He explained there is a container on site that is blocked from the neighbors and road.

The Board agreed to address one waiver at a time. On the first waiver Sudak inquired if there is any kind of storm water management on site. Farwell responded no, there is not. Sudak explained the issue he has with the storm drainage waiver is there is impervious footprint being added, and understands there is a buffer yard that is received by the wetland impact, but the proper way is to reintroduce stormwater runoff is through sheet flow. Farwell responded this is a fairly flat site, and this site has several points where it can go out, spreads out the water better than a detention basin.

Selectman Trombley explained what he has witnessed in other applications is that stormwater causes problems for all the adjoining lots. He stated as impervious area is added, it increases the amount of sheet flow that's going to occur and on major rain days can cause issues to neighboring lots. Farwell added this is an 18-acre parcel, most of it being wooded and well buffered.

Chairman Clark explained the Board always requires storm drainage analysis and even though there are 18-acres, there is nothing saying at some point this wouldn't be subdivided and sold off. She stated the Board needs to protect the town and would need the stormwater done.

McGeough stated this needs to be looked at as a substantial development, it's a commercial project and not just someone putting a shed in their back yard.

Selectman Trombley stated the Board has an obligation to look at what could happen next.

Reinhold stated he sees an issue with water runoff.

Vose stated the location of this property in this area doesn't look like there will be anything developed and, in that context, he doesn't see the reason for the stormwater requirement that would be needed in a commercial property, and the waiver would be granted. Selectman Trombley stated the concern is the neighboring property and setting a precedent.

Vose questioned what the cost would be for the study. Chairman Clark stated that is irrelevant. Selectman Trombley added the Board should not have cost in mind. Vose stated a waiver is normally granted if there is a hardship involved to the developer.

As a somewhat lengthy discussion ensued a motion was called for.

Waiver 1, Section 30 Storm Drainage: Sudak moved Trombley seconded the motion to deny this waiver the motion carried to deny the waiver 4 – 1, Vose voted to approve the waiver.

Waiver 2, Section 20 – withdrawn.

Chairman Clark announced McGeough will take her seat and Sudak will return to his Alternate position.

Waiver for lighting/Illumination. McGeough stated lighting is very important for safety reasons.

Waiver 3, Section 28 Lighting/Illumination Vose moved Selectman Trombley seconded the motion to approve the waiver and the applicant delineate what the lighting will look like and show placement for Walsh to review. The motion carried 4-0-1, McGeough abstained.

Waiver 4, Section 32 Landscaping McGeough moved Selectman Trombley seconded the motion to grant the waiver. The motion carried unanimously.

Waiver 5, Section 35 Solid waste recycling and disposal: Selectman Trombley moved McGeough seconded the motion to approve the solid waste waiver, provided a concrete pad and a wall pack be provided. The motion carried.

Chairman Clark opened the public hearing. As there were no abutters, the Chairman closed the public hearing.

McGeough moved Selectman Trombley seconded the motion to continue the hearing to February 24, 2022 to provide storm drainage as requested by the Board. The motion carried unanimously.

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| PUBLIC HEARING: | Site Plan |
| Owner/developer: | Soaring Hawk, LLC |
| Location: | 30, 32, 34, 36, 38A-C, 42 Ladd's Lane Map 030 – Lot 050 |

Chairman Clark read notice of a site plan. Joe Coronati and Steven Kaneb came before the board with the proposal.

McGeough moved Vose seconded the motion to accept the plan. The motion carried unanimously.

Joe Coronati and Steve Kaneb owner of the property came before the board. Kaneb explained this is to amend the use of buildings that received relief from the Zoning Board. These buildings were previously used for residential except for two of them, the dining hall and classroom. In the initial planning of the property there was the possibility of a function hall, which will now be across the parking lot. Kaneb explained the two buildings (classroom and dining hall) were not used as residential, the others were; he stated the additional parking spaces are marked.

Kaneb explained in the future he will be looking at a temporary type of venue, tent for meetings and then build something permanent. Kaneb informed the board in approximately 12 months they will be before the board with future plans.

Joe Coronati showed on the plan the different buildings, building 8A which is the main farm house, which was always residential and will continue to be used residential. Building 7 was the classroom building, and building 6 was the dining hall that will now be used residentially. Building 8B is the auditorium, a patio that links the classroom to that building. Building 2 and 5 are under construction and will be used residentially. Coronati explained the only things converting are building 6, 7 and a cottage building 14, which will be used as a one-bedroom apartment. There's gravel parking around the site, and the main parking lot is asphalt will be striped.

McGeough asked for a full plan set. Coronati acknowledged and will submit a full set to the Planning Board office.

Chairman Clark opened the public hearing. As there were no abutters, the Chairman closed the public hearing.

McGeough moved Selectman Trombley seconded the motion to approve the site plan conditional on plans and mylars be signed by all property owners, any professional signatures be added to the plans and mylar, all state permits and approvals, and provide any legal documents and a full set of plans. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/developer: Pearson 03833, LLC
Location: at 84 Exeter Road Map 030 – Lot 080

Chairman Clark read notice of a site plan. Joe Coronati came before the board with the proposal

Vose moved McGeough seconded the motion to accept the plan. The motion carried unanimously.

Coronati explained this is the glass pro site that was approved by the board in 2018. He stated the owner would now like to build a second building to use for himself for storage. He explained this went before the Zoning Board approved the front setback not the rear, and approved relief for the front setback.

In 2018 the sewer had not yet been run up Route 27, today all utilities have been tied into his existing building, with the leach field only being used for three months. The proposed 3,000 sq. ft. storage building will be located where the leach field was. There is added impervious, stormwater calculation has been completed and will increase the size of the detention pond to accommodate the runoff from the new paved area and building. There are two impacts to the wetland buffer which will be vegetated in the future, and showed the permanent impact. He explained a conditional use permit and will go to the conservation commission for that.

Chairman Clark opened the public hearing. As there were no abutters, the Chairman closed the public hearing.

Vose moved Selectman Trombley seconded the motion contingent on conservation commission approval, consult with the fire department for emergency access, address Tighe & Bond comments, plans and mylars be signed by all property owners, any professional signatures be added to the plans and mylar, all state permits and approvals, and provide any legal documents and a full set of plans. The motion carried unanimously.

PUBLIC HEARING: Zoning Amendments

Article 6, Section 6.6 Non-conforming Uses and Structures – Selectman Trombley moved McGeough seconded the motion to recommend. The motion carried unanimously.

Article 12, Definitions – Vose moved McGeough seconded the motion to recommend. The motion carried unanimously.

Article 2, Sections 1.9, 2.8, 3.9, 4.8, 5.8, 6.8, 7.8, Supplementary Regulations – Vose moved McGeough seconded the motion to recommend. The motion carried unanimously.

MINUTES OF 12/9/2021 FOR APPROVAL – Vose moved Selectman Trombley seconded the motion to approve the minutes. The motion carried unanimously.

BILLS FOR PAYMENT FROM TIGHE & BOND – Little Debbie's \$1,057.50, Riverside SD \$235.00, Pleasant View Farm \$1,292.50, Violette Estates \$987.50, Arborwood Ridge \$1,057.50. McGeough moved Vose seconded the motion to pay the invoices. The motion carried unanimously.

ADJOURNMENT – McGeough moved Vose seconded the motion to adjourn at 8:00. The motion carried unanimously.

NOTE: The February meeting of 2022 will be held on February 24, 2022 at 6:00pm, due to deliberative session being held on February 10, 2022

Respectively Submitted,

Phyllis McDonough