

## **EPPING, NH PLANNING BOARD MEETING**

**THURSDAY FEBRUARY 24, 2022  
MINUTES**

**Topic: Planning Board Feb. 24, 2022 @ 6pm**

**Time: Feb 24, 2022 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/88040043379?pwd=U0hyNDZGVURaYytGeWNIdWhYcDdvZz09>**

**Meeting ID: 880 4004 3379**

**Passcode: 342697**

**PRESENT** – Heather Clark; 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 - Warehouse & Office Space

**Owner/developer:** Al Desjardin

**Location:** Indian River Road Map 038 – Lot 019

Chairman Clark read notice of a continued site plan by Al Desjardin. There were no abutters present.

Tobin Farwell from Farwell Engineering, representing Al Desjardin came before the Board on the continuation of the site plan from the 1/13/22 meeting. He reminded the Board the request for a waiver for drainage was denied, all other waivers were approved at the previous meeting. He stated they improved the site with two detention basins, including a small one at the end of the gravel area where the proposed storage units will go, and a large one behind the existing chicken coop.

Farwell stated the drainage analysis was sent to Tighe & Bonds who had very little to comment on; one comment was the drainage plan needs to be stamped by an engineer; the comments by Tighe & Bond are with the file.

Selectman Trombley questioned if there were formal calculations done to generate the size or the pond. Farewell responded he did.

Walsh reminded the Board that they required the applicant fulfill the site plan regulations, and Tighe & Bond addressed a stamp on the plan. She noted a stamp is needed on the plan for the town to fall back on.

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

Sudak moved, Trombley seconded the motion to approve the application conditional on Tighe & Bond’s comments being addressed and conditions outlined in Walsh’s memo. The motion carried unanimously.

**PUBLIC HEARING:** Two Lot Subdivision  
**Owner/developer:** Brickyard Realty, LLC  
**Location:** 123 Exeter Road Map 030 – Lot 067

Chairman Clark read notice of a two-lot subdivision by Brickyard Realty, LLC. There were no abutters present.

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

Joe Coronati came before the Board to explain the applicant Joe Galinha, who is the owner of 165 Exeter Road, All Phase Paving & Excavating. He explained Galinha purchased the property at 123 Exeter Road which is over 6+ acres and would like to subdivide it into two lots. He would like to build his own house so as to not have to live where his business is. He informed the Board they went to the Zoning Board for a variance to allow a residential use in the Industrial Commercial zone, which was approved, due to the fact there are many residential uses in this location.

Coronati explained this is a two-lot subdivision that meets the frontage and lot size requirements. He explained they still need state subdivision approval and approval from DOT to approve a new curb cut on Route 27.

Sudak and Selectman Trombley had no concerns or questions.

Chairman Clark asked if the existing house would be taken down. Coronati explained Galinha would be renting that house out.

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

Sudak moved, Trombley seconded the motion to approve the application conditional on conditions outlined in Walsh's memo. The motion carried unanimously.

**MINUTES OF 1/13/2022 FOR APPROVAL** – Selectman Trombley moved Sudak seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICES FOR PAYMENT FROM TIGHE & BOND** – Arborwood Ridge \$940.00, Glass Pro \$1,000.00 – Sudak moved Selectman Trombley seconded the motion to approve the invoices for payment. The motion carried unanimously.

**ADJOURNMENT** – Selectman Trombley moved Sudak seconded the motion to adjourn at 6:35. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS MARCH 10, 2022 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough