

EPPING, NH PLANNING BOARD MEETING

THURSDAY MARCH 10, 2022 MINUTES

Topic: Planning Board March 10, 2022 @ 6pm

Time: Mar 10, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 854 6644 8020

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One tap mobile

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING:

Site Plan

Owner/developer:

Sig Sauer, Inc

Location:

233 Exeter Road Map 038 – Lot 003
& Brentwood Map 203 – Lot 026

Chairman Clark read notice of a Site Plan by Sig Sauer, Inc. Present via Zoom, Doug Finan Brentwood Planning Board.

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

Joe Coronati from Jones & Beach and Aaron Williamson from Sig Sauer came before the Board for an expansion of the parking lot at the Sig site; a gravel parking lot has also been used near the upper deck which is the original area that was constructed for Sig Sauer. Coronati informed the board they received a comment from the conservation commission and had a meeting with the Brentwood Planning Board, and the plans will go to the NHDES for an AOT Permit.

Coronati explained the plan shown is the same as the Board has before them, with one minor change requested by the Conservation Commission to move the southerly parking lot a little further away from the main wetland area, now shifted approximately five feet. Coronati

explained the parking area at Route 27 the access road is where the Sig Experience is being built, the proposed parking lot is mostly over a gravel area that is used for parking and proposing the new parking area to be porous pavement. A sizable wetland that exists is shown on the plan. The new parking area runoff will infiltrate before going into that wetland area. There also exists a detention pond that outlets into a swale and a culvert under the existing gravel parking lot.

Coronati explained they are proposing to impact the small manmade wetlands with the new parking area with porous pavement, there will be new swales built and new drainage patterns and treated water would end up in the wetland. Requires wetlands permit and from the Planning Board and the Conservation Commission.

Coronati stated they received Tighe & Bond comments and the Conservation Commission was to move half of the parking to make room for grading and guard rail.

McGeough explained she has asked different times for a 5-, 10- or 20-year plan and still hasn't seen that. She's concerned with the piecemeal plan and has yet to see the capacity for each of the buildings on site and how many parking spaces there are for those buildings; to request 99 spaces would be for what reason.

Williamson explained money allows for building and sometimes prohibits. Williamson explained they want to continue to grow and bring more jobs into Epping. He explained the Sig Experience building that will be done in July will bring 45 extra staff, bringing it to 109 staff at the site, stating he will need at least 109 parking spots for staff. He explained another average daily 70 to 120 students, approximately 30 business groups working at the academy daily. He explained the pro shop has minimal parking spaces in front of it and only holds $\frac{3}{4}$ of the students he has.

Selectman Trombley noted there is no obligation to share a master plan of the site, but it would be very useful to help boards understand what the vision is.

McGeough reiterated she would like the capacity of each building. She stated she doesn't understand why this has to be in the wetlands and does not see an engineered stamped wetlands plan.

McGeough inquired that the Conservation Commission would like to walk the site. Selectman Trombley responded that is correct.

McGeough stated after the applicant is done with this part of the proposal, she would like to move the hearing to the next meeting.

Coronati explained the wetlands that are being impacted are manmade. He explained there is an existing gravel parking lot which is actually closer to the wetlands than the proposed paved parking lot, the pavement is being moved back from the wetlands.

Coronati showed on the plan adding approximately 88 new parking spaces, some of which are in the town of Brentwood, he also showed an additional amount of parking spaces over the rifle

range, and looking to pave the front of the indoor rifle range, those are not additional parking spaces that are currently all gravel parking spaces.

Chairman Clark questioned if the 149 spaces shown on the plan does that include the section being discussed or the entire facility. Coronati stated that includes the Pro Shop, the classroom areas and the indoor rifle range. Coronati responded that is correct.

Sudak concurred with McGeough and noted this is a unique site and a bit more additional effort needs to be put into it. If sensitive areas are being impacted, he would like to see the plan stay as close to the minimum if it's possible to knock off 1,000-2,000 square feet of impacts.

Walsh referred to plan note 3 on C-2 that references how many spaces were added verses existing. She then explained in terms of the parking regulations, there may not be a cookie-cutter regulation, a calculation can be decided by taking into account square footage of classrooms, number of employees to figure out what is needed and determine if this is reasonable.

Selectman Trombley stated there were a handful of comments from the Conservation Commission; one is to move the retaining wall back from the large wetland.

Chairman Clark asked Selectman Trombley if there is a scheduled walk through planned by the Conservation Commission. Selectman Trombley responded not as of yet.

McGeough stated she would like the applicant to give to the planner each building capacity which will also be good for the fire department, a certified wetlands engineer stamped and a date for the walk through.

Walsh suggested the Conservation Commission do their walk through before their next meeting, which is the fourth Wednesday of the month.

Selectman Trombley spoke about the discussion with the Conservation Commission: Shifting the parking lot due to the wetlands being right up inside the buffer and move the dumpsters outside of the wetland buffer area, the retaining wall issues. Selectman Trombley noted the gravel parking lot was put in between November 2009 to April 2011.

Sudak questioned what the maintenance will be regarding the whole parking area being porous pavement, and proximity to a sensitive wetland. Coronati explained it's a vacuuming process, yearly maintenance. Coronati stated this all has to go to AOT.

McGeough moved Reinhold seconded the motion to continue the hearing to April 14, with requirements: capacity of each building and existing parking allocated for each building, certified wetland engineer's stamp, a walk through, and staff and Tighe & Bond comments be addressed. The motion carried unanimously.

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| PUBLIC HEARING: | Site Plan & Lot Line Adjustment |
| Owner/developer: | Peeka Realty Holdings, LLC. |
| Location: | 293 & 299 North River Road Map 011 – Lots 009 & 011 |

Chairman Clark read notice of a Site Plan & Lot Line Adjustment by Peek a Realty Holdings, LLC. Abutter present: Ben Gooch.

McGeough moved Reinhold seconded the motion to accept the site plan and lot line adjustment plan. The motion carried unanimously.

Barry Gier from Jones & Beach came before the Board with the proposal to construct an 18-unit residential project with a 500-foot roadway ending in a hammerhead turnaround consisting of Nine duplexes to be served by a community septic and two proposed wells. Gier explained test pits were performed and where some unsuitable materials were found. He explained a lot line adjustment will transfer approximately 3/4 of an acre to Lot Nine which enables the development to shift to the south and stay out of the unsuitable materials.

Gier explained the project additionally includes a 30,000-gallon fire cistern. One interior space per unit in the garage and one exterior space per unit for a total 36 spaces, and an additional nine parking spaces on the site.

Gier explained the drainage is collected in roadside ditches, directed to one of two infiltration basins; one on the east side and one on the west side.

Gier stated the Town Planner and Tighe & Bond comments have been received. He stated he has no issues with their comments.

McGeough questioned if the road meets town specs. Gier stated as shown on Sheet D-7 of the plan it does meet town requirements. McGeough stated the landscaping looks good, but would like the next size up on the rhododendrons.

Sudak questioned the new side line between lot's nine & eleven where it shows bump out. Gier explained those are decks on the backs of each unit and they do meet the setbacks.

Chairman Clark opened the public hearing.

Abutter Ben Gooch stated the only concern is traffic coming in and out onto Route 125.

Chairman Clark closed the public hearing.

McGeough moved Reinhold seconded the motion to approve the Lot Line Adjustment between Lot 9 and Lot 11. The motion carried unanimously.

McGeough moved Reinhold seconded the motion to approve the Site Plan adjusting the plan, staff comments. The motion carried unanimously.

MINUTES OF 2/24/2022 FOR APPROVAL – Sudak moved Reinhold seconded the motion to approve the minutes. The motion carried unanimously.

BILLS FOR PAYMENT FROM TIGHE & BOND – Governors Run, Rt. 125 - \$875.00 – Reinhold moved McGeough seconded the motion to approve payment to Tighe & Bond. The motion carried unanimously.

Chairman Clark, along with the board members thanked Reinhold for his service to the Town as a board member for the last nine years.

ADJOURNMENT – McGeough moved Reinhold seconded the motion to adjourn at 7:30. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS APRIL 14, 2022 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough