

**THURSDAY DECEMBER 8, 2022**

**TOWN OF EPPING, NEW HAMPSHIRE**  
**PLANNING BOARD MINUTES**  
**EPPING TOWN HALL**

**PRESENT** – Susan McGeough, Heather Clark; Michael Vose, Sean Morrison-Via Zoom; Alternates Mike Sudak and Dave Reinhold; Planner Casey Wolfe; Secretary Phyllis McDonough took minutes from home.

**CALL TO ORDER:** Chairman McGeough called the meeting to order at 6:00, and appointed Sudak to sit in for Morrison.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**DISCUSSION:** Jenn Rowden (Ordinance Amendments)

Jenn Rowden from Rockingham Planning Commission came before the Board to discuss Epping's Groundwater Protection Ordinance, and to review recommendations that were discussed at the Board's meeting on November 10, 2022. She explained the process that Rockingham Planning Commission (RPC) is working on with the Town of Epping for potential updates to the Town's groundwater protection regulations to increase protection of public and private drinking water sources. This project is in line with Epping's long-term protection goals expressed within the Epping Master Plan.

Clark moved Vose second the motion to move this to public meeting to January 12, 2023 meeting. The motion carried unanimously.

Wolfe will send the language to Town Attorney.

Wolfe reminded the Board of zoning amendments worked on by Rowden that will also need a public hearing.

Vose moved Clark seconded the motion to move the zoning amendments to the January 12, 2023 meeting. The motion carried 3-0-1, Chairman McGeough abstained.

For full details refer to the ETV tape.

Morrison joined the meeting, Sudak stepped down.

**DISCUSSION:** Tim Matte – Acceptance of roads at the Orchards

A somewhat lengthy discussion ensued on the acceptance of the roads at the Orchards, a decision was made with conditions:

- A new letter of credit must be established for Megan's Way and for the maintenance bonds.
- All appropriate legal documents must be reviewed by Town Counsel.
- Accessways to the drainage ponds must be created and stabilized.
- All trees and stumps must be removed from the road shoulders to the Road Agent's satisfaction.
- Parking spaces for the trail must be added as shown on the original subdivision approval.

Clark moved, Vose seconded the motion to recommend (with the above conditions) to the Board of Selectmen to accept the roads at the Orchards except for Megan's Way. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** 470 Church St., LLC  
**Location:** 581 Calef Highway Map 005 – Lot 029-001

Chairman McGeough announced the applicant has requested a continuance.

Clark moved, Vose seconded the motion to continue the application to January 12, 2023. The motion carried unanimously.

**MINUTES OF 11/10/2022 FOR APPROVAL** – Vose moved Clark seconded the motion to approve the minutes. The motion carried unanimously.

**INVOICES FROM TIGHE & BOND FOR PAYMENT** – Epping Meadows \$255.00; 581 Calef Highway \$1,020.00; North River Road \$1,875.00 – Clark moved Vose seconded the motion to approve the invoices. The motion carried unanimously.

**ADJOURNMENT** – Vose moved Clark seconded the motion to adjourn at 7:10pm. The motion carried unanimously.

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

Respectively Submitted,

Phyllis McDonough