

**THURSDAY MARCH 9, 2023
TOWN OF EPPING, NEW HAMPSHIRE
PLANNING BOARD MINUTES
EPPING TOWN HALL**

CONVENE: 6:00 P.M.

PRESENT – Susan McGeough, Sean Morrison; Selectboard Representative Bob Jordan; Alternates Michael Sudak and Dave Reinhold; Planner Casey Wolfe and Secretary Phyllis McDonough.

CALL TO ORDER: Chairman McGeough called the meeting to order at 6:00, and appointed Reinhold to sit in for Clark who will be late to join the meeting and Sudak to sit in for Vose who was unable to attend the meeting.

PUBLIC HEARING OF CASES

Chairman McGeough read notice of a request by Joseph Tibbetts & Ashley Chevette (applicants) – Review for acceptance and consideration of final approval for a lot line adjustment between two parcels. Parcels are located at 94 and 96 Blake Road in the Rural Residential Zone. Tax Map 020 Lots 015 & 016.

Joseph Tibbetts came before the Board to explain his proposal for a lot line adjustment. He stated his entire property is all front yard, would like to have an area to have, for example, fire wood dropped off and not be in the front of his house. He explained he's working with his neighbor on the lot line adjustment in the back corner of the property where he can have a shed to store his lawnmower, etc.

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

Wolfe explained to the Board, if this application is approved, to approve with conditions that will be on her Notice of Decision.

Chairman McGeough opened the public hearing. As there were no public comments, the Chairman closed the public hearing.

Selectman Jordan moved Sudak seconded the motion to approve the Lot Line Adjustment with conditions that will be on the Notice of Decision (attached). The motion carried unanimously.

Chairman McGeough read notice of a request by 14 Bartlett, LLC. (applicant/owner) – Review for acceptance and consideration of final approval for a Site Plan application to add three one-bedroom apartments to the property. Parcel is located at 14 Bartlett Street in the High-Density Residential Zone. Tax Map 022 Lot 152.

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

Erica Eames from Jones & Beach and Paul Gatchell (applicant) came before the board with the request for a minor addition to expand the existing use by constructing an addition on the existing four-unit apartment building and constructing an additional three-unit apartment building in the location of an existing shed, all located at 14 Bartlett Street. She explained there is snow storage proposed and a trash area proposed, and the new building will be serviced with water off High Street while the Sewer service will come off of Bartlett Street, as well as underground electric off the existing pole on the southeast corner. There's also a stub proposed for sewer and water off Bartlett Street for future upgrades to the existing apartment building. Eames informed the Board that Gatchell attended the sewer and water meeting. Eames explained a lighting plan has been done for the project, for the existing building and for the proposed building. Eames stated they are requesting a waiver for storm water management.

Sudak questioned the three units going into the new building, then what is the purpose of the addition on the existing building if there are no added units there. Eames explained it's adding additional space to the existing four units in the building. Sudak expressed his concern with southern parking, closest to the eastern abutter there's a glare going into the abutters living room and questioned if there would be a fence or any buffer in that area. Gatchell explained there's approximately 12 feet between the parking lot and the abutter, there's a retaining wall and a double wide trailer to block. Sudak stated one more concern is the space between the existing building and where the proposed building a little less than 16 feet with some site line limitations for the parking spaces. Gatchell explained that was addressed and it won't be a high traffic area.

Reinhold asked if the new building is going to meet the setbacks. Wolfe explained the applicant received a variance a year ago for setbacks. Reinhold addressed water and sewer is fine as long as there are no bedrooms added. Gatchell responded it was explained to him, as long as he doesn't exceed what is there as far as bedrooms, he will be fine.

Wolfe explained there was no minutes and the video of the meeting between this proposal and water and sewer was not available. She stated she would like to have more information on the discussion at that meeting. The Board agreed and a motion was made to continue the application.

Chairman McGeough opened the public hearing. As there were no public comments, the Chairman closed the public hearing.

Selectman Jordan moved Morrison seconded the motion to continue the application to April 13. The motion carried unanimously.

CONCEPTUAL DISCUSSION FOR MAP 029 LOT 283-5 (FRESH RIVER ROAD) – Rob Graham representing Route 101/125, LLC, and Ian McKinnon explained the proposal is for a 100,000 square foot building and introduced members of IBEW Local 104, in hopes to construct a linemen's training facility. Graham explained the proposal is to build a portion of the building now and a portion later, and also in the area where the laydown training area there would be four

training poles installed that are 50-foot utility poles. Graham presented plans to the board and explained the intent here is to construct the Phase 1 building then showed the land disturbance where the building will be at a later date.

Graham explained they will go to the zoning board on the height of the tall utility poles and will be back before the planning board with their plan.

EXTENSION REQUEST FOR VIOLETTE ESTATES SITE PLAN AND LLA AT 299

NORTH RIVER ROAD – Barry Geir explained the applicants are working through state permitting, no changes, same residential requesting an extension on a previously approved site plan approval.

Selectman Jordan moved Morrison seconded the motion to extend the permit for one year. The motion carried unanimously.

MINUTES OF 2/23/2022 FOR APPROVAL – Morrison moved Selectman Jordan seconded the motion to approve the minutes. The motion carried unanimously.

INVOICE FROM JAFCO EXCAVATION & TRUCKING FOR \$12,000 – Reinhold moved Selectman Jordan seconded the motion to approve payment. The motion carried unanimously.

As it was Susan McGeough's last meeting, she thanked the Town for voting for her over the past many years. The Board members thanked Susan for her dedication to the Town.

Selectman Jordan thanked Susan from the Board of Selectmen.

McDonough thanked Susan, from Michael Vose who could not be present. Michael sends his best wishes, that he enjoyed working with her and valued her knowledge, diligence, and kindness over the years.

ADJOURNMENT – Selectman Jordan moved Morrison seconded the motion to adjourn at 6:45pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS APRIL 13, 2023 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough

The Planning Board, at its meeting on March 9, 2023, voted 5-0-0 to accept the application as complete for review and 5-0-0 to grant conditional final approval of the lot line adjustment, subject to the following precedent conditions to be fulfilled within 6 months and prior to signing of the plan, unless otherwise specified:

1. Final plans and mylars to be signed by all property owners. The appropriate professional endorsements and signatures shall also be added to the final plans and mylars;
2. The applicant shall obtain any required State approvals/permits applicable to the project and provide copies to the Planning Department, as applicable;
3. The applicant shall address any forthcoming comments from other municipal departments & boards/commissions, as applicable;
4. The applicant shall address the following Planning Staff Technical Comments:
 - a. Add a note to the plan stating the following: "This plan serves to show a lot line adjustment between Tax Map 020 Lots 015 & 016."
 - b. Please provide all required monuments for all lot corners and points of curvature as required by Section 9.9 of the Subdivision Regulations;
 - c. Please move the signature block for the Planning Board to the right side of the plan;
 - d. Please add owner's signature blocks for both parties.

Staff also recommends that the following general and subsequent conditions be placed on the approval:

1. The applicant is responsible for recording the plan (including recording fee and the \$25.00 LCHIP fee, check made payable to the Rockingham County Treasurer) at the Rockingham County Registry of Deeds. The applicant is also responsible for providing proof of said recording(s) to the Planning Department.