

THURSDAY APRIL 14, 2022

**TOWN OF EPPING, NEW HAMPSHIRE
PLANNING BOARD MINUTES
EPPING TOWN HALL
OR
JOIN ZOOM MEETING**

Topic: Planning Board April 14, 2022 @ 6pm

Time: Apr 14, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85743340669?pwd=L3JnSi9yRHdtOTMzTjkrWTM1eFpLUT09>

Meeting ID: 857 4334 0669

Passcode: 876414

One tap mobile

+16468769923,,85743340669#,,,876414# US (New York)

+13017158592,,85743340669#,,,876414# US (Washington DC)

CONVENE: 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

REORGANIZATION – Selectman Jordan moved Clark seconded the motion to approve McGeough to sit as Chairman. The motion passed 3-1-1.

Chairman McGeough moved Selectman Jordan seconded the motion to approve Clark to sit as Vice Chairman. The motion passed 4-1.

STORMWATER REGULATIONS - Jenn Rowden from Rockingham Planning Commission gave an overview of the Stormwater Regulations, via zoom. After the overview a motion was called for to continue to a public hearing on the regulations to the May 12th Planning Board meeting.

Clark moved Selectman Jordan seconded the motion to continue to a public hearing on May 12. The motion carried.

REQUEST FROM DAVE REINHOLD TO SIT AS ALTERNATE FOR A ONE-YEAR TERM (SIGNATURES NEEDED) – Vose moved Clark seconded the motion to appoint Reinhold for a one-year term as Alternate. The motion carried.

PUBLIC HEARING: Site Plan (Continued)
Owner/developer: Jannell LLC
Location: 14 Jannell Court Map 030 – Lot 078

Chairman McGeough announced this hearing is continued to May 12. Clark moved Selectman Jordan seconded the motion to continue the hearing to May 12. The motion carried.

PUBLIC HEARING: Continuation Site Plan

Owner/developer: Sig Sauer, Inc
Location: 233 Exeter Rd. Map 038 – Lot 003 & Brentwood Map 203 – Lot 026

Chairman McGeough read notice of a Site Plan by Sig Sauer. There were no abutters present.

Joe Coronati and Aaron Williamson from Sig Sauer came before the board with the updated plan as requested by the board at the previous meeting. Coronati explained note 3 on the Site Plan has been modified to reflect the actual number of parking spaces being added, being 29 parking spaces added. Coronati explained in order to do this parking they have had to impact some wetlands, although not impacting the main, existing wetland which is to the southwest.

Coronati informed the board back in 2012 the planning board asked Sig to provide as-built of the entire campus. Coronati stated in 2013 the gravel parking was there; it may not have received a full site plan approval but it was there. It does need an AOT permit, it will be looked at by the state.

Coronati stated they've pulled the dumpster area away beyond the parking area, tighter to the intersection and further from the wetlands, and have responded to the Tighe & Bond comments.

Walsh explained the Conditional Use Permit criteria. She explained in her report to the board she outlined the five criteria. Morrison questioned if the Conditional Use Permit is a state law. Walsh explained it is a local ordinance and issued by the planning board, and state law allows the board to enforce the conditional use permit as part of the permitting process. Morrison asked if there are restrictions on the CUP. Walsh explained wetlands are being talked about and there are recommended criteria and, in this scenario, it is needed. The state has jurisdiction over the AOT permit and wetlands permit.

Selectman Jordan informed the board that Selectman Trombley informed him on the history of what is going on. Selectman Jordan asked if Selectman Trombley could sit in his place. Walsh stated to hear from Selectman Trombley during public comment.

Sudak referred to minutes from the Conservation Commission in March, and how their biggest point of discussion is looking back historically on the wetlands that were potentially impacted from the gravel parking lot. Sudak asked Walsh her thoughts on the Conservation Commission's opinion and if it needs to have more research.

Chairman McGeough opened the public hearing.

Joe Trombley, Selectmen's Representative to the Conservation Commission explained at their last meeting during the discussion the main concern is the large, vast wetland adjacent to the parking lot. He stated this project is almost entirely inside of that wetland buffer, which is the reason this has been before the Conservation Commission. Trombley stated on the plans before the board do not reflect any of the changes requested by the planning board, as well as the Conservation Commission. Trombley highlighted some of the Conservation Commission's concerns: the dumpster is located within the buffer on the wetland side. How close the parking lot is to the wetland, actually right on the wetland. Trombley stated the red flag is there is no evidence that this gravel lot became an existing condition. Trombley advised that this hearing be continued until the plan goes back to the Conservation Commission for comments to this board.

Morrison asked if there's been any mitigation for the runoff, has there been a study done that this proposal will negatively impact the wetland, and how large is the wetlands.

Walsh answered regarding the size of the wetland in question that it's "acres in size".

Morrison asked what the concern is with building this lot for 29 parking spaces. Trombley responded the wetland is one of the factors, the silt, stormwater runoff. Coronati explained they have no silt or water runoff; this is porous pavement. The history of the gravel area is unknown and has been there for over a decade and on plans that the town has. Coronati stated this development is an improvement over the existing conditions.

Walsh gave an explanation regarding the parking. She stated part of the discussion at the last meeting was that Sig will come up with some type of calculation. She stated there is not always a cookie cutter calculation for this site, due to the multiple buildings, this is the best guess with the town's regulations.

Sudak added it shouldn't be complicated to say how many physical parking spaces on site. Sudak stated he's unclear on how much of the need this is accomplishing.

Walsh informed the members there are a total of 312 parking spaces, which is including what is being requested.

Clark moved Selectman Jordan seconded the motion for discussion.

Walsh commented on the discussion regarding stormwater drainage the applicant did provide a stormwater analysis that has been reviewed by the town's engineer, with two minor comments left.

Sudak advised the applicant moving forward regarding a comment by Coronati between the parking lot and the proposed paved parking lot, why the entire left row can't be bumped up. Coronati explained the reason for that they kept a ditched swale between the standard asphalt and the porous asphalt.

Chairman McGeough closed the public hearing.

Vose questioned asked for clarification of who is in control, the planning board or the conservation commission. Walsh explained the planning board seeks the conservation commission's advice and recommendations specific to criteria three and four, even if conservation commission submits recommendations the planning board is the jurisdictional body that decides to enforce those recommendations. Vose stated there was nothing in the discussion from the conservation commission that warrant not granting the conditional use permit.

Clark disagreed with Vose's opinion stating the conservation commission has not completed its review and asked Walsh if she had anything to add to this.

Walsh explained they provided minutes from February and March, and the main comment is that the commission wants additional information about the existing gravel parking lot. She explained she has researched to try and find the information and the only information that she's found is that there are as built plans and approved, signed site plans that show the gravel parking lot, and feels the decision should be made on the plans in front of the board.

Morrison questioned if the conservation commission hasn't heard the official report, he stated if the board was to extend this hearing, reiterating what Selectman Trombley spoke of, silt runoff and how gravel is worse, that the conservation commission understands a study has been completed by Tighe & Bond, that plans are in place that actually show an improvement on the existing gravel which has more runoff.

Sudak explained his whole basis for being in favor of the continuance is because of the information that was presented regarding the issue of the existing gravel parking lot. He stated he is in favor of Walsh's opinion and the research that has been done. If the conservation commission still has outstanding items, at this point he feels their concerns are of a minor nature, he feels the board can approve the plan conditionally. Vose concurred on approving conditionally.

Clark moved Selectman Jordan seconded the motion to continue the hearing to May 12. The motion carried 3-2. Vose and Morrison voted against.

MINUTES OF 3/10/2022 FOR APPROVAL – Clark moved Sudak seconded the motion to approve the minutes. The motion carried 3-0-2, Selectman Jordan and Morrison abstained.

APPROVAL TO PAY MEMBERSHIP DUES TO RPC - \$7,125 – Clark moved Vose seconded the motion to pay the membership dues to RPC. The motion carried.

Bill for Payment from Tighe & Bond – Indian River Road \$500.00 – Clark moved Selectman Jordan seconded the motion to pay the invoice to Tighe & Bond for \$500.00. The motion carried.

NEW RPC MEMBER – The RPC group meets once a month on the second Wednesday of the month to discuss regional issues, transportation and other issues that come to the board – Morrison agreed to sit as a new member to the RPC. The Board agreed.

ADJOURNMENT – Clark moved Selectman Jordan seconded the motion to adjourn at 7:40. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS MAY 12, 2022 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough