

**THURSDAY MAY 12, 2022**

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

**Topic: Planning Board May 12, 2022 @ 6pm**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82802978846?pwd=ci9FZXNVc1Z5b1dGa0xxYUFxelJ3dz09>**

**Meeting ID: 828 0297 8846**

**Passcode: 062958**

**One tap mobile**

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**PRESENT** – Susan McGeough, Heather Clark, Michael Vose, Sean Morrison Via Zoom;  
Selectmen’s Rep Bob Jordan; Alternates Mike Sudak & Dave Reinhold; Planner Kellie Walsh;  
Secretary Phyllis McDonough.

**CONVENE: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**RULES OF PROCEDURE** – Clark questioned the meeting being stopped at 9:00, as she’s never seen that in writing, and if this should be looked at where tonight’s agenda is lengthy.

Vose stated he has no issues with the 9:00 stop. He feels this would help applicants understand when they come before the board that they need to be prepared to get their business done in an efficient manner.

Clark stated she hasn’t seen a problem with applicants not being prepared.

Chairman McGeough disagreed with Clark, and explained this was discussed years ago and it was the reason behind the meeting time being changed from 7:00-10:00 to 6:00-9:00. She stated, in her opinion, there are many occasions that applicants are very repetitive. She concurred with Vose, noting that if the board is halfway through an application and it’s approaching 8:45 the board can then be poled if they want to continue to finish the application or continue the application to the next meeting.

Selectman Jordan spoke about a “hard stop” with the budget committee, trying to work through some difficult budget items. He stated it should be left to the Chairman’s decision to keep the hearings timely and consistent.

Sudak stated he would side with Vose and made a suggestion of no new agenda items being entertained after 9:00.

Selectman Jordan concurred with Sudak.

Vose also included that the Town staff working from early morning and then attending these meetings should be taken into consideration.

The Board agreed to strike the word “staff” under “Staff and Finances”. So noted by staff.

Vose moved Selectman Jordan seconded the motion to approve the Rules of Procedure striking the word “staff” under “Staff and Finances” and that no changes were made in the adjournment language. The motion passed 4 – 1, Clark voting Nay.

**PUBLIC MEETING – STORMWATER REGULATIONS** – Chairman McGeough read notice of a public hearing on stormwater regulations.

Jen Rowden presented the discussion on stormwater regulations.

Clark moved Selectman Jordan seconded the motion accept the stormwater regulations. The motion carried 3-2, Vose and Morrison voting Nay.

<b>PUBLIC HEARING:</b>	Continued Site Plan
<b>Owner/developer:</b>	Sig Sauer, Inc
<b>Location:</b>	233 Exeter Rd. Map 38 – Lot 3 & Brentwood Map 203 – Lot 26

Chairman McGeough read notice of a continued Site Plan by Sig Sauer, Inc.

Joe Coronati with Jones & Beach Engineers came before the Board on the continuation of the site plan by Sig Sauer. He reminded the Board the applicant was requested to go to the Conservation Commission for further review of the existing gravel parking lot. Coronati explained some adjustments were made to the plan, moved the exiting dumpster area further away from the wetland area. Added a row of balsam fir trees, and informed the Board the Conservation Commission was receptive to the changes.

Coronati explained they did not move the overall parking area; a revised parking count was put together.

Coronati explained the parking calculations include 44 spaces for the proposed restaurant which will eventually go into the pro shop.

Clark questioned if all the parking spaces needed are in the site plan regulations to determine the numbers. Walsh explained the regulations state exact calculations for certain uses, some of which are already on this site. She explained the applicant has a parking number to present and needs to justify that number, with it then being up to the board to decide whether or not that number is reasonable on the uses that don't have a specific calculation.

Clark questioned which uses were calculated. Coronati explained the ranges, classroom, multi-purpose room the admin building and the instructor building are based on sigs best estimate that are needed.

Selectman Jordan explained he walked the parking lot and off the edge of where the current parking area is, he did not see water. He explained it is a watershed area and Sig is going to rectify a situation as far as the runoff and keep it running into the water shed.

Sudak noted that the Conservation Commission made condition of approval recommendations, which the language is already in the plan set. Sudak questioned if that language should be on the sheet that is signed by the Board. Walsh advised the Board to acknowledge the Conservation Commission's comments and then decide if there are specific comments the Board can add to the conditions of approval.

Walsh acknowledged the Conservation Commissions comments and stated she worked with Sandy and Scott who did exactly what was requested by this board.

Vose commended the engineering firm for making the adjustments who proved to be exemplary showing they want to cooperate with the town.

Clark read the Conservation Commission's comments for the record that will be part of the file.

Clark moved Vose seconded the motion to approve the Site Plan conditional on addressing Tighe & Bond comments and adding the Conservation Commission's comments to the plan. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan & Conditional Use Permit  
**Owner/developer:** Jannell LLC  
**Location:** 14 Jannell Court Map 030 – Lot 078

Chairman McGeough read notice of a continued Site Plan by Jannell LLC. There were no abutters present.

Paige Libby with Jones & Beach Engineers came before the Board on the continuation (see my comment above on Continuation) of a 9,000 sq. ft. industrial building on Jannell Court. She explained this is an amended site plan looking to add approximately 17,000 sq. ft. of paved area to back of the building to allow larger trucks to access the back where there are three loading docks. Libby stated for the CUP there's a wetland area that needs to be filled. Libby stated they went to the Conservation Commission who are in support of the application. Libby stated a DES application still needs to be filed and comments from Tighe & Bond have been addressed.

Walsh informed the Board she met with Libby and Brad from Tighe & Bond to address their comments and stated there are some minor comments remaining to be addressed. She explained the applicant went before the Conservation Commission and provided specific use permit.

Vose asked if there was a waiver for landscaping. Libby requested a waiver to not add landscaping.

Sudak asked why the detention pond is so large. Paige explained they're out letting all of the roadside drainage in order to maintain the flow in the direction where it's currently draining. It's a fairly shallow pond with a large footprint.

Selectman Jordan noted there's no landscape plan. He suggested adding some planting along that slope. He questioned what is there for snow storage. Libby stated they can add snow storage on the west side.

Reinhold asked when paving out back will there be paving in the front out onto Jannell Court. Libby responded they were not planning on it. She stated she believes they will pave the one on the west side to help with the drainage.

Selectman Jordan advised when pavement is taking place, Reinhold be made aware of this. Walsh stated Reinhold will be present to make sure anything he requires will definitely take place.

Chairman McGeough on the entrance and exit the entrances are very narrow with the width of the road. Libby stated the applicant will be willing to pave the entrances and will make sure Reinhold is involved.

Chairman McGeough opened the public hearing

Lieutenant Paul St Cyr from the fire department informed the board if there are any additions to the building it will have to be up to code.

Chairman McGeough closed the public hearing.

Clark moved Vose seconded the motion to approve the Site Plan & Conditional Use Permit and waiver for landscaping; paving all the entrances and the conditions that are outlined in Walsh's memo. The motion carried unanimously.

<b>PUBLIC HEARING:</b>	Site Plan & Conditional Use Permit
<b>Owner/developer:</b>	Josephine & Forrest True
<b>Location:</b>	65 Prescott Road Map 022 – Lot 024

Vice Chairman Clark read notice for the site Plan & Conditional Use Permit, and appointed Reinhold to sit in for McGeough who recused herself. Abutters present: Marian Steimke, Robin Briscoe, and Sandy Goodspeed.

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

Chris Albert came before the board with the owner of the property Allen Dunne. He explained this is a 2.8 Acre, grandfathered lot of record that was created in 1943, and has been taxed as a buildable lot with approximately 176 feet of frontage, very steep slope. The house, well and driveway will be within the 75 ft. wetland setback.

Clark read the Conservation Commission's comments for the record that will be part of the file.

Sudak stated he's concerned about the site distance. Albert explained going left out of the property is where the issue would be, going right out will have plenty of distance.

Sudak asked for an explanation of the ADU being shown on the plan. Dunne explained that if approved, he will build a small ADU first with the intention that his son and daughter-in-law will build a home with guidance from the building commissioner.

Vose questioned the placards and the 75-foot buffer.

Walsh explained first that she cannot advise if lot is buildable, it can only tell an applicant the process. Second the placards are a recommendation and putting them along the buffer edge makes it clear where the line is.

Selectman Jordan stated when the causeway washed out the water was approximately 15 feet deep. Reinhold commented he doesn't believe that will get that high again. Selectman Jordan added the dam in West Epping was taken out which helps with flood issues.

Abutter Marian Steimke 90 Prescott Road request the board impose recommendations made by the Conservation Commission, to not have an impervious driveway. She questioned if there are the buffer plantings to compensate for the removal of trees. Steimke spoke of the back of the property there's a pair of nesting ravens, and requested that clump of trees be left. She asked that chemicals not be used, and have a restriction that the wetland away from the proposed building is to not be filled.

Abutter Robin Briscoe stated her concerns with the property are the safe exit of the property, the property flooding, and the amount of wildlife that will be disrupted. Briscoe questioned the pump station and asked what would happen if it was not working properly. Albert explained if they lost power there would be no water to feed the pump station.

Abutter Sandy Goodspeed explained her property backs up to the applicant's property, and is strongly opposed to any other structures being built on the applicant's property. She asked if it were possible for the Board to write a letter stating no additional structures be built on the property.

Vose questioned Goodspeed as she sits on the Conservation Commission about a comment given to the board: "however we understand that an existing lot of record before the buffer regulations might be considered to be a buildable lot." Goodspeed stated she could not comment and asked that Walsh respond to this question.

Walsh explained that lots of record were formed before any zoning was in place, which this lot meets, as well as this piece of land pre-dating the adoption of wetland regulations by the Town in 2006. She stated in this instance the buffer has been there since 2006 by the Town's regulations.

Clark closed the public hearing.

Sudak personally commended the applicant for their proposal on this challenging lot. The leach field is out of the wetland buffer, the septic tank is out of the buffer, and the building shall have a walkout basement.

Selectman Jordan requested that the Conservation Commission's comments become part of the planning board file, and not be part of the motion.

Reinhold Moved Selectman Jordan seconded the motion to approve the conditional use permit using boulders or placards whatever is less costly, and put up a blind driveway sign. The motion carried 4-1, Clark voting nay.

**PUBLIC HEARING:** Site Plan  
**Owner/developer:** Nexus Investments, LLC  
**Location:** North River Road Map 005 – Lot 023

Chairman McGeough read notice of a Site Plan by Nexus Investments, LLC. There were no abutters present.

Vose moved Clark seconded the motion to accept the plan. The motion carried unanimously.

Brian Ferguson came before the Board with his proposal to operate all year instead of the previous approval for half a year throughout the winter season, phase two that is being built now, five of those villas that will be winterized and used all year.

Sudak stated his only concern is with the septic systems if there would be any upgrade that needs to be made to the septic to be able to operate year-round. Ferguson stated he used the restrooms in thus past winter with no problems.

Clark asked why the request open all year. Ferguson stated with the first approval the reason they weren't used during the winter is they didn't want to deal with winter snow removal. He stated they have requests to stay during the winter, and that is the reason Phase two villas will have heating systems.

Chairman McGeough opened the public hearing. As there was no comment, the Chairman closed the public hearing.

Clark moved Jordan seconded the motion to approve the Site Plan with a note that only the phase two structures are open year-round. The motion carried unanimously.

**PUBLIC HEARING:** Lot Line Adjustment

**Owner/developer:** Kimball Crossing, LLC  
**Location:** 5 Hedding Rd., 361 Calef Highway & Coffin Rd.  
Map 016 & 023 – Lots 058 & 059/093 & 102

Vice Chairman Clark read notice of a Lot Line Adjustment by Kimball Crossing, LLC, and appointed Sudak to sit in for McGeough who recused herself.

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

Joe Coronati explained the proposal for a lot line adjustment. He explained the proposal is to adjust land between parcels and land owned by Louise Beard who owns three properties that abut this land on the south side, adding land to parcels A, B & C shown on the plan that will be deeded over to Louise Beard. He explained one additional adjustment would be to change the lot line between the proposed two lots, to keep lot 58 with 12 and the proposed lot 58-1 with 10 acres in current use.

Clark opened the public hearing and closed the public hearing.

Vose moved Sudak seconded the motion to approve the Lot Line Adjustment. The motion carried unanimously.

**MINUTES OF 4/14/2022 FOR APPROVAL** – Selectman Jordan moved Vose seconded the motion to approve the minutes. The motion carried.

**BILL FOR PAYMENT FROM TIGHE & BOND** – Jannell Court \$750; Sig Sauer \$1,250; Glass Pro \$250; Violette Estates \$1,250.

Clark moved Selectman Jordan seconded the motion to pay the invoices. The motion carried unanimously.

**CONTINUE WITH ZOOM** – Clark moved Selectman Jordan seconded the motion to continue with Zoom meetings. The motion carried 4-1, Vose voted nay.

**ADJOURNMENT** – Vose moved Selectman Jordan seconded the motion to adjourn at 8:45. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS JUNE 9, 2022 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough