

EPPING, NH PLANNING BOARD MEETING

**THURSDAY February 11, 2021
MINUTES**

Epping Television is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82325543288?pwd=QjBGbEpqaGIwMnExYkpOY3UvaWlyQT09>

Meeting ID: 823 2554 3288

Passcode: 821605

One tap mobile

+13126266799,,82325543288#,,,,*821605# US (Chicago)

+16468769923,,82325543288#,,,,*821605# US (New York)

Meeting ID: 823 2554 3288

Passcode: 821605

Find your local number: <https://us02web.zoom.us/j/82325543288?pwd=QjBGbEpqaGIwMnExYkpOY3UvaWlyQT09>

PRESENT – VIA ZOOM Joe Foley, Heather Clark, Dave Reinhold; Alternate Michael Vose; Planner Kellie Walsh; Secretary Phyllis McDonough. McGeough and Selectman Yergeau arrived late.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 and appointed Vose to sit in for McGeough.

PUBLIC HEARING: Conditional Use Permit - a pool within the 75' wetland buffer
Owner/developer: Susan & Carlo Accorto
Owner/developer: 63 Apple Way Tax Map 014 – Lot 14-88

Clark moved Reinhold seconded the motion to continue the hearing to March 11. **Roll Call Vote; Clark, Reinhold, Vose and Chairman Foley voting aye. The motion carried 4-0.**

PUBLIC HEARING: Site Plan
Owner/developer: 3-Ponds, LLC – Joseph Falzone
Location: Route 101 Tax Map 037 – Lot 011

Planner Walsh read notice of a Site Plan by 3-Ponds, LLC – Joseph Falzone. There were no abutters present.

Clark moved Reinhold seconded the motion to accept the plan. **Roll Call Vote; Clark, Vose, Reinhold and Chairman Foley voting aye. The motion carried 4-0.**

Joe Nichols from Beals Associates came before the Board on the request. He explained he met with Pelletier, dug test pits and came up with a solution to take waste water from Brentwood phase II North Road. He explained the proposal is for 51 units, two bedroom, 55 and older.

Nichols stated there are three tanks two leach fields, and all the residences and roads in Brentwood except the leach fields.

Nichols explained there is a waiver request from Section 20 Specific Site Plan Requirements, on the proposed lot in Epping; with no impact to the town of Epping. The water will be coming from the Brentwood side from the County Farm well.

Clark moved Reinhold seconded the motion to approve the waiver from Section 20 Specific Site Plan Requirements. **Roll Call Vote; Reinhold, Clark, Vose and Chairman Foley voting aye. The motion carried 4-0.**

Clark moved Reinhold seconded the motion to approve the site plan. **Roll Call Vote; Reinhold, Clark, Vose and Chairman Foley voting aye. The motion carried 4-0.**

PUBLIC HEARING: Site Plan & Conditional Use Permit
Owner/developer: EHNR Realty Development Trust of 2001
Location: 293 Calef Highway Tax Map 022 – Lot 82-2

McGeough joined the meeting and took her seat. Vose took his seat as Alternate.

Planner Walsh read notice of a Conditional Use Permit by EHNR Realty Development Trust of 2001. There were no abutters present:

Clark moved Reinhold seconded the motion to accept the plan. **Roll Call Vote; Clark, Reinhold, McGeough and Chairman Foley voting aye. The motion carried 4-0.**

Paige Libby from Jones & Beach explained the proposal is for a 6,000 square foot office building showing a driveway that comes in on the south side of the property, with parking on both sides of the driveway on the side and rear of the property with a turnaround area and a dumpster shown in the corner. She explained the stormwater is collected into catch basins around the parking lot. There are two bio retention areas and water will be infiltrated.

Libby explained the utilities from the Fogg Road project will go to this building. Landscaping and lighting all along the driveway and along the parking lot on both sides. The conditional use permit wetland buffer impact. Conservation Commission is fine with all the buffer impacts. Received a review letter from Tighe & Bond and have addressed all their comments.

Libbey stated they are requesting a waiver for parking in the landscape buffer.

Rob Graham added that they made a decision to move this site as far away from the stream that they could. He stated they could lose three parking spots. He stated the goal is to stay away from the slope and the stream is the reason for the placement of the building.

Chairman Foley asked how wide the buffer would be if the three spots were given up. Libby state approximately 20 feet and the requirement is 25 feet width.

Chairman Foley asked about a six-foot solid fence along the driveway to block lights from the abutters. Graham agreed that would be no problem.

Libby talked about the flood plain line and stated will comply with Tighe & Bonds final letter as part of the conditions of approval about the floodplain, she stated they will apply for a LOMA. Welsh stated if they do find that they're filling in the floodplain area they will need a letter of map amendment.

Welsh stated if the board is going to approve the project, she recommended putting a condition on responding to Tigh & Bond's comment about the drainage and grading and confirming if there's fill happening in that floodplain area the applicant will receive a LOMA from FEMA. Graham agreed.

Clark moved Reinhold seconded the motion on the waiver. **Roll Call Vote; Clark, Reinhold, McGeough and Chairman Foley voting aye. The motion carried 4-0.**

McGeough moved Reinhold seconded the motion to approve the plan with conditions to remove first three spots, respond to Tighe & Bond comment, a LOMA if necessary and the six-foot fence. **Roll Call Vote; Clark, Reinhold, McGeough and Chairman Foley voting aye. The motion carried 4-0.**

PUBLIC HEARING: Site Plan & Lot Line Adjustment
Owner/developer: Route 125/101 Investments
Location: Tax Map 029 – Lots 29/ 283-5, 283-6 & 283-9

Planner Walsh read notice of a Site Plan & Lot Line Adjustment by Route 125/101 Investments. There were no abutters present.

Selectman Yergeau joined the meeting.

Joe Coronati showed the original approved plan with the industrial lots which was part of the approvals when Lowe's came before the Board back in 2001. He explained the current proposal is to take the old approved building and instead of being parallel to the rail trail will turn the building to be parallel to Fresh River Road with a straight driveway in to where the loading zone will be and a parking field in the front.

Coronati explained there's already a water and sewer line stubbed off Fresh River Road for this building. Three phase power running down Fresh River Road. They've already received the wetland fill approval. There are wetland impacts the Conservation Commission is okay with that.

Coronati showed the lot line to be adjusted for the two lots, a conservation easement on one of the lots and another lot that is not developed, and a building with an office area in the front, warehousing in the back and loading in the back.

Clark moved McGeough seconded the motion to accept the plan. **Roll Call Vote; Reinhold, Clark, McGeough, Selectman Yergeau and Chairman Foley voting aye 5-0.**

Walsh explained the Board needs to vote on the lot line adjustment and then have the hearing for the lot line adjustment and then discuss the site plan and take a vote on that. She stated this can be done as one hearing but would need two separate votes.

Coronati explained during the solar hearing there was a need to create three lots to a certain size. He showed with the old lot lines and stated they've eliminated those lot lines and put one lot line down the middle on the new proposal.

McGeough moved Reinhold seconded the motion to approve the Lot Line Adjustment. **Roll Call Vote; Reinhold, Clark, McGeough, Selectman Yergeau and Chairman Foley voting aye. The motion carried 5-0.**

Coronati went over the site plan for the proposed building area. He explained the drainage portion the entire development was designed in 2001 was designed to pipe everything toward the pond that a road was built over, and had received approval from the state and the town. The proposal is to have the roof drains and all the pavement from the back corner of the building to drain to a treatment system in the front and under Fresh River Road. Showed an old treatment swale, and the pond sits to the west. All stormwater goes toward that pond. The loading dock area has a separate treatment area that handles the loading dock area.

Coronati stated they have addressed Tighe & Bond comments.

Chairman Foley addressed comment from Jim at Water & Sewer stating this site will be salt free and only sand should be used due to the proximity to the aquifer. Graham explained this has been a legal issue on not using salt, to use sand. Graham stated that is a problem that could cause law suits from slips and falls. No salt also makes it tough to get insurance.

McGeough suggested stocking up on sand and use more on the ice to help with any slipping and falling.

Reinhold stated it's a bit late to put that restriction on this building. He explained that all the other buildings around that area use salt and it all runs into the same catch basin. He stated the small amount of salt used at this building won't make any difference to the amount that's already used from the other businesses.

Chairman Foley stated there would have to be restrictions on what goes in this building because of the proximity to the aquifer.

Selectman Yergeau informed Graham this will need to go to Water & Sewer with the sewer discharge. Graham agreed.

Walsh made a recommendation to put a plan note stating the green snow pro certification requirement. Basically, the compromise to no salt and gives the town some relief and doesn't put too much of a burden on the applicant.

Clark moved Reinhold seconded the motion to approve the Conditional use permit. Conservation Commission is all set with the buffer impacts. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley voting aye. The motion carried 5-0.**

Chairman Foley went over the conditions: all state permits, work with Tighe & Bond on the barrier and the guardrail, final signoff from town engineer will cover their letter, fence on the parking lot side, a note for green snow pro certification, maintenance plan and the use of the building would be looked at by the fire department and planning board.

McGeough moved Clark seconded the motion to hear back from Water & Sewer. **Roll Call Vote; Reinhold and Selectman Yergeau voting nay. Clark, McGeough and Chairman Foley voting aye. The motion carried 3-2.**

McGeough moved Reinhold seconded the motion to continue the hearing to March 11. **Roll Call Vote; Clark, McGeough, Reinhold, Selectman Yergeau and Chairman Foley voting aye. The motion carried 5-0.**

MINUTES OF 1/14/2020 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. **Roll Call Vote; Clark, Reinhold, Selectman Yergeau, McGeough and Chairman Foley voting aye. The motion carried 5-0.**

BILL FOR PAYMENT FROM TIGHE & BOND – SIG SAUER \$1,012.50 – Chairman Foley moved Clark seconded the motion to approve the payment of \$1,012.50 to Tighe & Bond. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley voting aye. The motion carried 5-0.**

SELT – 245 NORTH RIVER ROAD - EXTENSION REQUEST – Clark moved McGeough seconded the motion to approve the extension request to January 20, 2022. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley voting aye. The motion carried 5-0.**

ADJOURNMENT – The Board agreed to adjourn at 8:05pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS MARCH 11, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary