

EPPING, NH PLANNING BOARD MEETING

**THURSDAY April 8, 2021
MINUTES**

Topic: Planning Board April 8, 2021 @6 pm

Time: Apr 8, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83686993937?pwd=bHNwOVR2UHVyeVFfaTtIVc3NCeE0zZz09>

Meeting ID: 836 8699 3937

Passcode: 365083

One tap mobile

+13126266799,,83686993937#,,,,*365083# US (Chicago)

+16468769923,,83686993937#,,,,*365083# US (New York)

Meeting ID: 836 8699 3937

Passcode: 365083

Find your local number: <https://us02web.zoom.us/u/kcFcAf0OAE>

PRESENT – VIA ZOOM: Heather Clark, Susan McGeough, Dave Reinhold, Michael Vose; Selectman’s Rep. Joe Trombley; Planner Kellie Walsh; Secretary Phyllis McDonough.

REORGANIZATION

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Vose moved Selectman Trombley seconded the motion to nominate and approve McGeough to sit as Vice Chairman. **Roll Call Vote; Vose, Reinhold, McGeough, Selectman Trombley and Chairman Clark voting aye. The motion carried 4-0.**

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

Walsh read notice of the Conditional Use Permit. There were no abutters present.

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

Paige Libby presented the application for the Accorto’s regarding having a pool within the wetland buffer, and explained the application has been before the Conservation Commission.

Libby explained the wetland is just off the line of the property, and what is disturbed is only the lawn area not the vegetative slope area. She stated the Conservation Commission asked to move the shed away from the slope, which has been done, approximately five feet.

Walsh reminded the applicants they will need a building permit and electric permit.

McGeough moved Vose seconded the motion to approve the plan. **Roll Call Vote; Vose, McGeough, Selectman Trombley and Chairman Clark voting aye. The motion carried 4-0. Reinhold lost connection to the meeting.**

PUBLIC HEARING: Site Plan
Owner/Developer: Calef Highway 276, LLC (Kingston's Karts)
Location: 276 & 284 Calef Highway Tax Map 023 – Lots 038 & 039-001

Walsh read notice of the Site Plan. Abutters present:

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

Joe Coronati explained the applicant bought the vacant lot next to the lot where the sheds are stored to expand his business. He stated the existing lot shows the display area with quite a bit of inventory and would like to store the sheds over to the empty lot. He explained the fence would continue down to the right of way with gates added for access.

A lengthy discussion ensued regarding landscaping, and the application for the Site Plan was continued.

Reinhold rejoined the meeting.

McGeough moved Vose seconded the motion to continue the hearing to May 13. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

MINUTES OF 3/11/2020 FOR APPROVAL – Vose moved Chairman Clark seconded the motion to approve the minutes. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 4-1 Selectman Trombley abstained.**

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 – McGeough moved Reinhold seconded the motion to approve the new RPC member Heather Clark. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

BILL FOR PAYMENT FROM TIGHE & BOND – FOGG ROAD OFFICE BUILDING \$470.00 & FRESH RIVER RD \$1,410 – Vose moved McGeough seconded the motion to

approve the payments from Tighe & Bond. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

ESCROW ACCOUNTS TO CLOSE – Ban Dissanayake \$500 Vose moved Reinhold seconded the motion to close out the escrow account for Dissanayake. **Roll Call Vote; McGeough, Reinhold, Selectman Trombley, Vose, and Chairman Clark voting aye. The motion carried 5-0.**

RPC DUES FOR PAYMENT \$7,025 – McGeough moved Reinhold seconded the motion to approve payment of \$7,025. **Roll Call Vote; McGeough, Reinhold, Selectman Trombley, Vose, and Chairman Clark voting aye. The motion carried 5-0**

GRANT -- Walsh informed the board the grant that she's been involved with has been submitted.

TINY HOMES – Vose explained he was asked about tiny homes being allowed in Epping. McGeough explained this was discussed and the board decided there wasn't any need to do it at that time, and asked if there would be a minimum requirement if this were to happen. Walsh explained there is no regulation on tiny homes. She stated the requirement would defer to the building code, and a tiny home would not be able to be built on a lot with an existing dwelling.

ADJOURNMENT – McGeough moved Vose seconded the motion to adjourn at 7:35pm. The motion carried unanimously. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

NOTE: THE NEXT MEETING DATE IS MAY 13, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary