

EPPING, NH PLANNING BOARD MEETING

**THURSDAY June 10, 2021
MINUTES**

Topic: Planning Board June 10, 2021 @6pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85315901271?pwd=V0JwaXRwMzA5VW9Sa2tkR3VFcTE5UT09>

Meeting ID: 853 1590 1271

Passcode: 586836

PRESENT – Michael Vose, Dave Reinhold and Selectman’s Representative Joe Trombley; Planner Kellie Walsh; Secretary Phyllis McDonough.

CALL TO ORDER: Vose called the meeting to order at 6:00.

Vose explained he will be conducting the meeting as the Chairman Clark and Vice Chairman McGeough are not in attendance.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: **EVERSOURCE** trimming and removal of trees and brush
Location: Blake Road, High Road, North River Road, and Old Nottingham Road

Vose read the notice of a public hearing by Eversource regarding trimming and removal of trees and brush along scenic roads.

Selectman Trombley moved Reinhold seconded the motion to accept the application as complete. The motion carried.

Jerry Cooper explained Eversource has contracts with several areas, one being Epping, where cutting and trimming is done approximately every four years.

Selectman Trombley advised that on the scenic roads to make sure all the branches and brush is picked up. Cooper explained every truck has a chipper on it, and if any brush is left behind to call Eversource or to call him - Jerry Cooper (207)432-0593.

Reinhold moved Selectman Trombley seconded the motion to approve the tree cutting. The motion carried.

PUBLIC HEARING: Amended Site Plan
Owner/developer: Ladd’s Lane Development Group, LLC
Location: 35-39 Ladd’s Lane Tax Map 030 – Lot 081

Vose read notice of an Amended Site Plan by Ladd's Lane Development Group, LLC. Abutters present: Dennis Brown.

Reinhold moved Selectman Trombley seconded the motion to accept the plan. The motion carried.

Paige Libby explained this is an amendment to an already approved site plan for two, twelve-unit buildings, south side of 35-39 Ladd's Lane, there's an existing 7-unit building.

Libby presented the approved plan from 2018, showing two proposed 12-unit buildings, three duplex town houses, along with the existing seven-unit building. She showed two of the buildings, one already constructed and the other almost completed. She showed part of the pavement that is all done.

Libby explained instead of building the three duplexes they're looking to build another twelve unit building and then convert the seven unit building to a single family, which would be the same number of units. Libby explained to make this all happen they had to add parking, and move the dumpster area. Libby explained this proposal decreases the impervious area in the 250-foot shoreland buffer, and no change to the drainage

Libby stated they had a TRC meeting where Tighe & Bond advised for the plan to go to the Water & Sewer meeting

Vose questioned if there are any wetland buffer issues. Libby responded there are no issues and will file an amendment the permit with the shoreland bureau.

Vose opened the public hearing.

Abutter Dennis Brown referring to the 2018 meeting that was discussed was the density on the south side of this project, the only reason it was allowed to proceed was seven years previous a variance that was granted. If that had not been in place the density on the south side of the lane needs to be considered. Brown's other concern is that it is still unknown how much traffic will build up on the lane. Brown stated he has not seen the landscaping plan.

Libby showed the landscaping plan, much of it remains the same on the east side of the property shown on the previously approved site plan. She explained there has been landscaping added around the proposed twelve-unit building, around the dumpster pad, and the entrance area and as well as keeping many of the trees that were already on site.

Vose asked about the density. Libby previously stated that the number of units will stay the same, therefore no change in density.

Vose asked how many parking spaces. Libby stated the total number of units will be the same, a total of 37, with 93 parking spaces.

Walsh explained Water & Sewer calculations is different than how the density is figured by the board.

Walsh stated they will have to amend the AOT permit and have to go to Water & Sewer in July.

Reinhold moved Selectman Trombley seconded the motion to continue to the July 8 meeting in order to receive comments from Water & Sewer. The motion carried.

PUBLIC HEARING: Subdivision
Owner/developer: Sig Sauer, Inc.
Location: 233 Exeter Road Tax Map 038 – Lot 003

Vose read notice of a Subdivision by Sig Sauer, Inc. There were no abutters present.

Reinhold moved Selectman Trombley seconded the motion to accept the plan. The motion carried.

Paige Libby from Jones & Beach presented the plan showing the entrance drive and the new Sig Experience. The proposal is to subdivide the new Sig Experience facility off from the rest of the Sig property. The lot is five acres and meets all the zoning, has the required frontage on 27, meets the required green space and lot coverage.

Vose questioned if this proposal is approved, does it change ownership? Jeff Chierepko representing Sig Sauer responded yes, to the State of NH until the bond is paid off. Vose asked would the State pay taxes to the town? Chierepko explained there's a PILOT program.

Vose questioned if this subdivision is approved could the Board add a condition that the company negotiate with the board of Selectmen a PILOT? Mark Beaudoin with Nixon & Peabody explained that is already built into the statute RSA Chapter 162, and they can't issue the bond unless the land owner pays their share of the taxes using a PILOT agreement. Vose repeated for verification that the process would be to subdivide the land and then negotiate the PILOT and then finance the project with the BFA.

As there was a few more questions on taxes and the proposal going before the Selectmen, Beaudoin responded they are not looking for a tax break, this pilot is for better financing, and reiterated the requirement per the RSA is that the landowner pay their share of the taxes, stating there is no tax break.

Being no abutters, Vose opened and closed the public hearing.

Reinhold moved Selectman Trombley seconded the motion to approve the subdivision request. The motion carried.

MINUTES OF 5/13/2020 FOR APPROVAL – Reinhold moved Selectman Trombley seconded the motion to approve the minutes. The motion carried unanimously.

REQUEST TO SERVE AS ALTERNATE FROM MIKE SUDAK – Mike Sudak came before the Board. He explained he’s been a resident for four years, and saw the alternate spot was vacant. He informed the board he works as an engineer, has presented applications, and knows what is expected. Vose asked if there will be any conflict of interest on meeting nights. Sudak explained that 90 percent of the towns he works in Maine would not conflict with the same night as the Epping Planning Board meetings.

Reinhold moved Selectman Trombley seconded the motion to approve Mike Sudak to serve one year as an alternate to the board. The motion carried.

BILL FOR PAYMENT FROM TIGHE & BOND – FOGG RD OFFICE BUILDING \$470, SIG SAUER \$470 & NOTTINGHAM SQ. RD. SUBDIVISION \$470 – Reinhold moved Selectman Trombley seconded the motion to approve the bills for payment to Tighe & Bond. The motion carried unanimously.

ADJOURNMENT – Reinhold moved Selectman Trombley seconded the motion to adjourn at 7:30pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS JULY 8, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary