

## EPPING, NH PLANNING BOARD MEETING

WEDNESDAY November 10, 2021  
MINUTES

**Topic: Planning Board November 10, 2021 @6PM**

**Time: Nov 10, 2021 06:00 PM Eastern Time (US and Canada)**

### **Join Zoom Meeting**

**<https://us02web.zoom.us/j/87424946442?pwd=OU5uaWIESnhsQk9XbHdlUTRaOGNOZz09>**

**Meeting ID: 874 2494 6442**

**Passcode: 974804**

**PRESENT** – Heather Clark, Susan McGeough (Via Zoom), Dave Reinhold, Michael Vose; Alternate Mike Sudak; Planner Kellie Walsh; Secretary Phyllis McDonough.

**CALL TO ORDER:** Chairman Clark called the meeting to order at 6:00.

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC HEARING:** Lot Line Adjustment  
**Owner/developer:** Mark Pinkham, Danielle Purington and Ryan Cygan  
**Location:** 6 & 8 Plumer Road - Map 022 – Lots 064 & 065

Chairman Clark read notice of a lot line adjustment for Mark Pinkham, Dannielle Purington and Ryan Cygan. There were no abutters present.

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

Scott Boudreau from Boudreau Land Surveying came before the board with the proposal. He stated during the process of surveying Cygan's property it was seen that Pinkham and Purington were using their driveway, and noticed it's over land owned by Cygan with no access easement present on the deed. Boudreau explained the parties would like to correct this by moving the lot line so the entire lot is on lot 64, moved a bit closer to Cygan's house and have agreed to do a Lot Line Adjustment, as an exchange of equal land.

Sudak questioned if this proposal would create a non-conforming structure. Boudreau explained a variance was approved.

Chairman Clark opened the public meeting.

As there were no questions or comments, the Chairman closed the public meeting.

McGeough moved Vose seconded the motion to approve the application. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan – Rivercrest Villas Phase II  
**Owner/developer:** North River Holdings, Trustees Benjamin & Amy Brown  
**Location:** 415 North River Road Tax Map 005 – Lot 023

Chairman Clark read notice of a site plan for North River Holdings, Trustees Benjamin & Amy Brown. Abutters present: Dave Reinhold.

Reinhold recused himself from the hearing as he is an abutter. The Chairman appointed Sudak to sit in for Reinhold.

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

Christian Smith from Beals Associates, accompanied by Ben Brown, came before the Board to explain the proposal. He stated under the original proposal there were four (4) phases, each five (5) units a piece. Smith explained moving on with a Phase two (2), slightly different than what the original plan was. Brown will be using the existing gravel parking area, which is delineated with the parking spaces that are required.

Smith explained there is a waiver request for drainage evaluation, reason being is all of the building's roof runoffs will be captured in stone drip edges. Smith explained the buildings layout is slightly different, pulled back from the river. A shoreland permit has been filed and pending from Gove Environmental. Landscaping has been proposed to keep consistent with Phase one (1). The leach field has been sized to accommodate the five units, a septic tank is proposed the proposal is for a septic, and will file an application with DES.

Vose asked if the existing access is gravel with no plans on paving. Brown responded there is no plan to pave.

A waiver from storm water runoff is requested. Smith explained a completed drainage analysis was done with the original proposal; he stated that he is 95% sure this will be the final phase.

Vose moved Sudak second the motion to grant the waiver request from storm water runoff. The motion carried unanimously.

Chairman Clark opened the public meeting.

As there were no questions or comments, the Chairman closed the public meeting.

McGeough moved Vose seconded the motion to approve the application. The motion carried unanimously.

**PUBLIC HEARING:** Site Plan – 17 unit multifamily  
**Owner/developer:** Peekka Realty Holdings, LLC  
**Location:** 299 North River Road - Map 011 – Lot 009

Chairman Clark read notice of a 17-unit multifamily site plan for Peek a Realty Holdings, LLC. Abutters present: Ben Gooch. Reinhold resumed his seat.

Vose moved McGeough seconded the motion to accept the plan. The motion carried.

Walsh explained the plan before the board have been revised, which were received on the day of the hearing.

McGeough advised the hearing be postponed until the next hearing date as the plans have not been reviewed by the town planner. The Board agreed.

Abutter Ben Gooch informed the Board there is a stump dump underneath this property.

McGeough moved Reinhold seconded the motion to continue the hearing to Dec 9 @ 6:00pm. The motion carried unanimously.

**PUBLIC HEARING:** Subdivision – 19 Lots  
**Owner/developer:** Chinburg Development  
**Location:** North River Road Tax - 016 – Lot 029

Chairman Clark read notice of a 19-lot subdivision for Chinburg Development. Abutters present: Maureen Fog and Maria and Scott Prentice.

Vose moved Reinhold seconded the motion to accept the plan. The motion carried.

Alexx Monastiero, Paul Chinburg and Christian Smith from Beals Associates came before the Board with the proposal. Monastiero explained the application is before the board for the board's comments. She explained they met in technical review and received comments from that review.

Smith presented a plan showing a cul-de-sac, and a 30,000-gallon cistern and a mail kiosk near Daniel Drive and North River Road. Also showing frontage lots on Old Nottingham and North River Road. He explained the cul-de-sac road is being proposed at 24 feet with curbing and closed drainage, meaning catch basins and culverts. Smith showed a proposed detention pond outside of the wetland buffer and a second detention pond shown on the plan.

Smith explained they have provided site line distances for all the 12 driveways. Smith referred to Tighe & Bond comment regarding a 360-foot site distance in the northerly direction and explained that is because both Daniel and the proposed road will be stop-controlled at those intersections, which usually trumps the 400 feet of site distance mentioned in the comments.

Smith informed the board that Chinburg has met with Lieutenant St. Cyr from the fire department; there were also comments made at TRC about widening the road width to 26 feet, the lieutenant stated he is fine with the 24-foot road width. Smith also stated all utilities are underground.

Chairman Clark questioned that there will be three lots going onto North River and Old Nottingham and all others are off the interior road, four lots that will off North River Road. Smith stated that is correct.

McGeough asked Reinhold his opinion on the site distance on the roads. Reinhold stated they will be cutting back the trees to make sure the site distance will be fine, and will also be looked at during the building phase.

Walsh clarified the 360 feet is specific to the new proposed road, the site distance for lot 17 through 19 do meet the requirements with the vegetation being cut back.

Reinhold questioned the width of the cul-de-sac road being only 24 feet. Smith explained after Chinburg met with St. Cyr., St. Cyr stated that 24 feet was fine.

McGeough stated previously the Board would agree on 26 feet for the width of the road so that residents would have enough room to walk, even with the snow.

Vose noted he doesn't see there being any issue with residents walking in that area where it's a cul-de-sac.

Chinburg stated he respects the safety concerns to make travel ways safe, although in his experience the narrower a road the slower the traffic will go. He stated he will work with DPW to extend the shoulders rather than go with 26 feet. He stated he is also trying to save a little bit of money to go with the 24-foot road.

Smith referred to Tighe & Bond letter on grades and will provide a waiver.

Chairman Clark opened the public meeting.

Abutter Maria Prentice shared her concerns with the curve in the road; there is a stop sign on Spur Road, North River Road there's no stop sign. She stated this is well-traveled by both vehicles and pedestrians.

Abutter Maureen Fogg stated her concerns are with the traffic on North River Road and the danger for pedestrians walking all the time day and night.

Abutter Scott Prentice also has concerns with the traffic.

Chairman Clark closed public comment.

Smith asked the board on their thoughts to reduce the length of the cul-de-sacs, two of the lots would be on Old Nottingham or slightly on North River. They would end up with two additional frontage lots and three less lots on the cul-de-sac which would be shortened, and the overall

density would go from 19 to 18. Chairman Clark stated she would like to see as many off the cul-de-sac. The board agreed with the Chairman.

Smith asked the Board's opinion the parcel across Stage Coach Road, which will remain open space and would like to gift to the town. Walsh advised to talk with the Conservation Commission.

Reinhold explained the offsite improvement costs at \$52,920 to be paid prior to the first building permit being issued.

Reinhold moved Vose seconded the motion to continue the hearing to December 9. The motion carried unanimously.

**MINUTES OF 10/14/2021 FOR APPROVAL** – Reinhold moved McGeough seconded the motion to approve the minutes. The motion carried 3 -to -1 Vose abstained.

**BILLS FOR PAYMENT FROM TIGHE & BOND** – Pleasant View Farm \$325.50 – Vose moved Reinhold seconded the motion to approve payment to Tighe & Bond. The motion carried.

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

**NOTE: THE NEXT MEETING DATE IS DECEMBER 9, 2021 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough