

EPPING, NH PLANNING BOARD MEETING

**THURSDAY DECEMBER 9, 2021
MINUTES**

Topic: Planning Board Dec. 9, 2021 @ 6pm
Time: Dec 9, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81978831843?pwd=MHB3L0pobFN4U2dRN3NESIFXQjZRdz09>

Meeting ID: 819 7883 1843

Passcode: 470942

PRESENT – Heather Clark, Susan McGeough (Via Zoom), Dave Reinhold, Michael Vose; 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: Continued Site Plan – 17 unit multifamily
Owner/developer: Peeka Realty Holdings, LLC
Location: 299 North River Road - Map 011 – Lot 009

Chairman Clark announced this hearing is continued to January 13, 2022 at 6:00pm.

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

Chairman Clark read notice of a continued 19-lot subdivision. Abutters present: Maureen Fogg.

Vose 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.**

Christian Smith Beals Associates representing Chinburg. Smith informed the Board he responded to the first set of comments from the Planning Department and have received memos. Smith stated he will start by responding to the Planner’s comments. First addressed the waiver to the two percent within 100 feet of the intersection, which was discussed at the previous hearing, the Board agreed it was a reasonable request. A couple points of clarity on the Doucette plan in labeling the lots, which there are 19 lots, their numbering goes from twelve to fourteen, which will be corrected. The second issue is around the new cul-de-sac location it’s labeled as a drainage easement it will be called lot 18, because there is an additional lot proposed on Old Nottingham but there will be no additional curb cuts. Smith explained the drainage easement will need to be reviewed by Town Counsel and the final plans will be signed by all property owners. He stated they will provide all state permits, correct numbering will be on the final plans, and will provide any legal draft copies for review.

Smith addressed Tighe & Bond’s comments. He explained then only state permit that is going to be required for this project is shown on the title sheet. Smith stated a comment from Brad Mesquita is the

drainage easement, which is an access easement, which will be provided. Smith noted all Tighe & Bonds comments have been answered.

Chairman Clark questioned where the driveway is for lot 19. Smith explained sheet 9 shows the location.

Selectman Trombley stated his concern is with the waiver that everything seems to be going on to one specific lot and is concerned with the water runoff that won't be absorbed and will go into the wetland abutting the existing house that's surrounded by this subdivision. Smith explained there is a small high point that will drain into that wetland only developed area to affect him would be lot three or four.

Chairman Trombley asked what exactly is the waiver for. Smith explained the waiver is for road geometry and has nothing to do with stormwater.

Reinhold moved Vose seconded the motion to grant the waiver of the 2 percent of the road. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

Abutter Maureen Fogg questioned where the drainage easement is asked about the flow of water. Smith explained that is a filtration pond, the intent is to get the water back into the ground. Fogg stated that culvert goes under her driveway. She stated her concern if water is running that way it will go into her yard. Smith explained they cannot send more water to that culvert that is going there presently.

McGeough asked about the landscaping. Smith stated there should not be many trees removed although they may have to take a few trees along the roadway.

Reinhold explained there are \$52,920 offsite fees.

McGeough moved Reinhold seconded the motion to approve the plan the cut plan and landscaping plan and the addition of stone drainage on lots 1-7 add municipal comments and Tighe & Bond comment. Conditional approval to show a landscaping plan. To show the entire development keep a certain percentage of coverage. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

PUBLIC HEARING: Site Plan - Warehouse & Office Space
Owner/developer: Al Desjardin
Location: Indian River Road Tax - 038 – Lot 019

Chairman Clark read notice of a Site Plan - Warehouse & Office Space.

McGeough moved Reinhold seconded the motion to accept the application. **Roll Call Vote; Vose, Reinhold, and Selectman Trombley voting aye. The motion carried 3-2. Chairman Clark and McGeough voting against the acceptance of the plan.**

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

McGeough moved to reschedule the application to January 13, Chairman Clark seconded the motion for discussion. **Roll Call Vote; Vose, Reinhold, and Selectman Trombley voting aye. The motion failed 3-2. Chairman Clark and McGeough voting against continuing the application.**

Vose moved Reinhold seconded the motion to accept the application. **Roll Call Vote; Vose, Reinhold, and Selectman Trombley voting aye. The motion failed 3-2. Chairman Clark and McGeough voting against accepting the application.**

The board had a brief discussion whether or not to move forward on the application that was incomplete. A motion was made to listen to the applicant, which passed 3 to 2.

Desjardins gave a brief history of the site and what he is proposing. He stated he's owned the property since 1982, which used to be a chicken farm. He explained the building he would like to have a 40 x 100 warehouse and would like to move his business from Exeter onto the property. He stated there was a 40x100 foot building there in the past that he tore down in 1986 and took out the foundation.

Vose asked the difference between a warehouse and a storage building. Desjardin explained a storage building would be cold storage, basically to keep things dry. A warehouse will be heated to keep certain materials warm.

Chairman Clark asked the size of the buildings. Desjardin explained the storage building will be 12 feet in the front, 10 feet in the back, the warehouse building is 12 feet at the eaves.

Vose asked why there are so many storage buildings. Desjardin stated most of them are for family use, not for the business.

Chairman Clark moved Vose seconded the motion to continue to January 13, 2022. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

PUBLIC HEARING: Subdivision – 6 Lots
Owner/developer: Kimball Crossing, LLC
Location: 5 Hedding Rd. & Calif Highway Map 016 – Lots 38 & 58

Chairman Clark read notice of a Subdivision – 6 Lots. Abutters present: Nathan Kamensky and Mary Ahern.

Vose 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.**

McGeough recused herself as she and Fecteau are related.

Joe Coronati from Jones and Beach and Mike Fecteau came before the board. Coronati explained this is the two remaining parcels of the Kimball property. One existing house on the corner of 125 and 5 Hedding Road, proposing to keep. Coronati stated they are looking to just subdivide into 6 parcels to be sold as commercial lots with frontage on 125 with the acceptance of the house. Coronati explained sheet C1 shows the entire property, the western side being all wooded; the east side of 125 has quite a bit of wetlands, even though the east side has about 28 acres, because of the wetlands there's only two lots.

Coronati explained there are four lots on the west side, approximately 18 acres, a common driveway will be needed between lots 38-2 and 38-3. He stated at this time there are no tenants and will be back before the board with site plans. State subdivision approval is needed and DOT curb cuts are needed.

Abutter Nathan Kamensky concerned about the intersection of Routes 87 and 125 with the number of accidents. Chairman Clark reiterated that intersection is on two state roads and the planning board's hands are tied.

Kamensky asked how much is wetlands on parcel one on the east side. Coronati responded approximately eight acres. Kamensky's concern is an abutting property to Kimball's property is the Beard's excavation site and whatever is built on lot 1 more water will drain into the wetland because of the excavation site. Chairman Clark explained the time to bring up that concern is during site plan.

Abutter Mary Ahern asked by approving this subdivision is the board encouraging curb cuts on 125, and does the state have the authority to say no. Chairman Clark responded the board has no purview over that.

Lieutenant Paul St. Cyr from the fire department stated his concern is how many bad accidents at that intersection.

The Board directed the planner to write a letter to DOT regarding the intersection of Route 125 and Route 87 about the multiple accidents in that area.

Vose moved Reinhold seconded the motion to approve the plan conditional on receiving all state permits
Roll Call Vote; Vose, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 4-0.

PUBLIC HEARING: Design Review – Workforce housing
Owner/developer: The Housing Partnership
Location: 35 Exeter Road Map 003 – Lot 077

Chairman Clark read notice of a Design Review – Workforce housing. Abutters present:

Joe Coronati and Marty Chapman from the Housing Partnership came before the board with the proposal. Coronati explained this design review for a parcel on the south side of Route 27 close to the entrance to Ladd's Lane. Coronati explained there is a house currently on the property and have recently installed utilities have been extended right by this parcel.

Chapman showed a design concept and gave an overview of the proposed workforce housing project. Next, he referred to a survey from the NHHFA (New Hampshire Housing Finance Authority), regarding the rental market for New Hampshire and the household income that is required.

McGeough requested next time the applicant is before the Board she would like to see the towns in Rockingham County.

Chairman Clark asked if these are all two-bedroom units. Chapman stated one- and two-bedroom units and sometimes a few three-bedroom units.

Attorney Sullivan representing an abutting property, Buzz Saw, came before the Board and had comments from correspondence that he submitted and spoke about, which is part of the file.

David Choate has been involved with the housing as a volunteer since 1983. Choate informed the Board when talking to businesses they say they can't get workers because there's no affordable housing in the area. He stated this is an excellent site, it would get a high walkability score and is very much needed.

MINUTES OF 11/10/2021 FOR APPROVAL – Reinhold moved Vose 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.**

BILLS FOR PAYMENT FROM TIGHE & BOND – Nottingham, Sq. Rd. Subdivision \$470.00; Lewis Builders \$352.50; Maple Heights Realty \$1,997.50; Peek a \$1,527.50.

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

ADJOURNMENT – Vose moved McGeough seconded the motion to adjourn at 9:00. **Roll Call Vote; Vose, McGeough, Reinhold, Selectman Trombley and Chairman Clark voting aye. The motion carried 5-0.**

NOTE: THE NEXT MEETING DATE IS JANUARY 13, 2022 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough