

**TOWN OF EPPING, NEW HAMPSHIRE
PLANNING BOARD MEETING**

THURSDAY January 20, 2009

PRESENT – Greg Tillman, Mike Morasco, Tom Dwyer, and Planner Clay Mitchell.

CALL TO ORDER – Chairman Tillman called the meeting to order at 6:00 p.m.

PUBLIC HEARING ZONING AMENDMENTS:

AMENDMENT 1:

This proposed amendment will recognize the difference between the sales of small recreational vehicles and standard automotive dealerships. Recreational vehicle sales will be defined as those sales activities that are exclusively indoor uses and permitted in new districts in town. Changes will be made to Article II, VI, and XII to effectuate this change. Automotive dealerships and Recreational Vehicle Sales Establishments with large outdoor displays will be limited to other districts as already provided in the ordinance.

Dwyer moved, Morasco seconded the motion to recommend the amendment. The motion carried unanimously.

AMENDMENT 2:

This change will remove the requirement that single family detached dwellings have garages in open space developments. Townhouses and multifamily units will still require garages.

Chairman Tillman moved, Morasco seconded the motion to table the amendment and not put it before the people. The motion carried unanimously.

AMENDMENT 3:

This change will permit multi-family housing in the Industrial-Commercial district where appropriate in accordance with a Conditional Use Permit. The purpose of this amendment is to provide an opportunity to develop new housing as a secondary use to Commercial/Industrial uses in areas where conflicts can be minimized as part of a master planned facility where water and sewer are present or planned for development.

Dwyer moved, Chairman Tillman seconded the motion to recommend the amendment. The motion carried unanimously.

AMENDMENT 4:

This change will adjust the boundaries between the High Density Residential District and the Residential District. The land added is “backland” that is isolated from road access through parcels or areas of the same parcel that already partially zoned High Density Residential. Several parcels are already developed with a high density of development and this change promotes flexible use of these properties and increased use of the water and sewer facilities and a diversity of housing types. The proposed changes are shown below and will be reflected in textual changes in the ordinance

Chairman Tillman moved, Morasco seconded the motion to table the amendment and not put it before the people. The motion carried unanimously.

AMENDMENT 5:

This change will limit drive through restaurants in the Central Business Zone. This change will permit

restaurants of all types but will prohibit drive-through facilities to protect from unreasonable increased traffic impacts and preserve pedestrian focus for the core business district in Town.

Dwyer moved, Morasco seconded the motion to recommend the amendment. The motion carried unanimously.

AMENDMENT 6:

This change will authorize the Planning Board to set hours of operation and construction for any commercial use in the Town of Epping to protect abutting properties and uses from undue impact resulting from development and use.

Dwyer moved, Morasco seconded the motion to recommend the amendment. The motion carried unanimously.

AMENDMENT 7:

This change will authorize the Planning Board to permit and regulate residential wind turbines. In the past year, the NH State legislature passed a law that required towns to permit wind turbines for residential uses. This ordinance fulfills the requirements of that law and places permissible limitations on height, noise and setbacks as provided for by the state law. See RSA 674:62 – 66.

Dwyer moved, Morasco seconded the motion to recommend the amendment. The motion carried unanimously.

DISCUSSION – WALMART TRAFFIC TIE-UP – Assistant Manager Barbara Stewart came before the Board to discuss a traffic tie-up at WalMart the Monday before Christmas.

Dwyer stated he was at the Manchester Mall and the same type of situation happened there. He explained he sat in the parking lot for two hours and feels this happened due to the weather that hit the area and people were just out trying to finish up their Christmas shopping.

Barbara concurred with Dwyer and explained she felt with the correlation of the ice storm and people without electricity she does not feel it had to do with WalMart.

Morasco stated he would like to figure out a procedure if this were to ever happen again. Stewart stated that whether or not the State would allow another access, she was not sure what could be done.

Mitchell suggested if anything like this were to happen again, to call emergency personnel onto the property and letting them handle the situation. Mitchell explained what the Board had originally asked for was to have right hand turns in and out with no left turns to keep the traffic flowing.

Chairman Tillman stated this is the first time this problem has ever happened on this site, and explained what would alleviate congestion at the intersection will be the widening of Route 125. The Chairman concurred with Mitchell.

Stewart informed the Board that WalMart's busiest day of the year is Black Friday stating there was no problem during that day, and reiterated she feels it was the situation with the tie up was due to the weather and the holiday. Stewart agreed that a day that would be that busy, WalMart would look at hiring a detail cop as they did with this situation.

Morasco thanked Stewart with the way the garden center coral was run during the summer.

ADJOURNMENT – The meeting adjourned at 6:30 P.M.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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