

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

**THURSDAY October 22, 2009**

**PRESENT** – Greg Tillman, Steve Colby; Mike Morasco, Tom Dwyer; Selectmen’s Representative Karen Sott; Alternate Dave Crowell; Planner Clay Mitchell; Secretary Phyllis McDonough.

**CALL TO ORDER** Chairman Tillman called the meeting to order at 6:00 p.m., and appointed Crowell to sit in for Dwyer.

**PUBLIC HEARING:** PSNH (Dave Crane)  
Trimming & removal of trees on scenic roads

Crane explained the specification of the trimming is the same although the plan has been scaled back from what was first discussed and that landowners have requested the trees they would like cut. Crane informed the Board he met with the Board of Selectmen as asked by this Board. Crane explained he spoke with a resident on Mill Road who explained he was informed that the government is buying his home and the power line is going to be relocated. Chairman Tillman stated the line is not being relocated as he is aware of this issue.

Morasco moved, Crowell seconded the motion to approve the cutting of trees on the scenic roads in Town with conditions stated in the previous minutes. The motion carried unanimously.

Dwyer joined the meeting.

**DISCUSSION:** Chris Hawkins – Prescott Rd. The Orchards - aligning scenic roads

Attorney Chris Hawkins and Bill Doucette came before the Board to explain the proposal. Hawkins explained the plan for Prescott Road subdivision there is a portion of New Road that’s designated as a Class VI highway and a scenic road and a portion of New Road that’s not designated on the plan as a Class VI highway or scenic road that should be, and are before the board to correct this issue.

Mitchell explained this issue is clearly the fault of no one. He suggested dealing with the situation that the issue is put aside and trying to find an easy and creative way to fix it. Mitchell stated, the legal process is to get the road relocated.

Chairman Tillman asked if a road is rearranged it has to go to Town meeting. Hawkins noted there was a realignment of Railroad Ave. that went to Town meeting, with the recommendation by the Board.

Selectman Sott asked how far back of Prescott does this property begin. Doucett showed on the plan, the area in question is in phase three and four of the subdivision.

Chairman Tillman noted there is only one crescent that is built and asked if there is a danger of the approval lapsing. Mitchell explained no approvals of phases were made. Chairman Tillman asked if the first road is active and substantial development. Mitchell explained the whole subdivision is approved and vested. Chairman Tillman noted the approval required setting aside conservation land and putting it under an easement which has not yet happened. Mitchell explained there is no question of any open space that was linked to phases. The town will enforce the easement requirement by refusing to issue permits in the future, if the situation is not corrected in an adequate time frame.

Selectman Sott asked if lots are being sold off to independent builders. Mitchell stated yes. Selectman Sott stated this discontinuation of the road would be a like-kind exchange.

Mitchell explained there is no record on Mr. Hill's piece of land. He explained there is a road that never ends and found nothing at the registry of deeds.

Dwyer asked if there any widths or dimensions to match up a trail or scenic roadway. Mitchell explained the best record that he could find is a dashed line and could not even tell where the road is.

Chairman Tillman stated he would like to look at the property as a whole and the previous plan to see if there's something that makes more sense such as another trail that connects.

Morasco concurred with Chairman Tillman and also agreed this is an oversight and some type of in-kind exchange making sure there is access. Main goal is to introduce this and to start the process of what can be done.

The Board agreed to meet for a site walk on Friday, Nov. 6 at 2:00.

**DISCUSSION:** Telly's sign

Tim Sullivan from Barlo Signs brought the proposal before the Board. He explained Telly's would like to provide space for their tenants on the sign by the road allowing the tenants advertisements to be higher off the road for better advertisement.

Mitchell explained there are a couple of issues, one being the neon part of the sign which in the past the Town has been against neon and LED although have not had a problem with the existing Telly's sign that is neon. Mitchell explained he has no problem with the neon to neon and also has no problem with raising the height of the sign.

Chairman Tillman moved, Colby seconded the motion to approve the sign with the reason of the reduction of neon and no wording added to the raised panel. The motion carried unanimously.

**PUBLIC HEARING:** Subdivision  
 Owner/Developer Leanne Campbell  
 Location 38 Exeter Road **Map 030 – Lot 046**

Tillman stepped down from this hearing. Joe Coronati came before the Board with the proposal for a two lot subdivision to allow the development of the vacant land. Coronati explained all the land in the rear is encumbered by floodplain shoreland protection. He showed where the driveway for the house is situated and noted that the current use is still one parcel and the vacant land would become a property to be sold. Coronati explained the existing dwelling is on sewer and the new parcel would be on a septic and well. Coronati noted, depending on the intensity of any development that goes on with this parcel, sewer could be brought up the road.

Dwyer moved, Colby seconded the motion to accept the plan. The motion carried unanimously.

Morasco asked about the encroachment on Map 30 lot 47 # 4 Ladd's Lane. Coronati explained there is a fenced in garden and the other is a dome shed. Morasco question on where sheet three shows three structures and asked if they are habited structures. Coronati stated no.

Dwyer asked about the frontage on the new lot to be created. Coronati stated 200 feet and the existing property 265 feet.

Mitchell asked about the lot closest to Ladd's Lane. Coronati explained Campbell owned two parcels each were allowed to have a driveway and by selling the frontage of the parcel there will no longer be a curb cut on that lot, although there is enough frontage to have two legal curb cuts.

Mitchell explained there should be a note on the plan stating future development may require a joint access not to mandate cross easements, but when one or both of the parcels come into development the development will be based upon the ability to provide access to each other.

Selectman Sott moved, Dwyer seconded the motion to approve the subdivision and to add the language to the plan as discussed. The motion carried unanimously.\

The LUPF was duly signed.

**DISCUSSION:** John Krebbs  
 Owner/Developer: Turner Porter  
 Location: Route 87 (Century Oaks)

Mitchell explained a letter was received from John Krebbs that Porter Holdings would like the Board to accept Morgan Drive and Preston Drive at Century Oaks. He explained the roads are at the base course and the final course has not been put on them. He explained the developer will finish the development and will give the Town the cash to complete the top coat. Mitchell explained he is okay with that however the ending portion because there's no permanent land where a cul-de-sac could be placed. Mitchell explained a potential solution is the Board could accept the road down to the intersection and then down to the cul-de-sac on the left.

Mitchell asked the Board to continue this discussion to November 12<sup>th</sup> meeting so that Krebbs can be in attendance. The Board agreed.

**MINUTES OF AUGUST 27, 2009 FOR APPROVAL** – Chairman Tillman moved, Morasco seconded the motion to approve the minutes as amended. The motion carried unanimously.

**MINUTES OF SEPTEMBER 24, 2009 FOR APPROVAL** – The minutes will be addressed at the next meeting.

**LETTER FROM CLAY RE: LEDDY FIELDS** – Colby abstained from the discussion as he is a resident of Leddy Fields. Chairman Tillman recognized Crowell to sit in for Colby.

Mitchell requested the suspension of the CO's at Leddy Fields until they have cleaned up the site. He explained the residents' have concerns with the lighting. Mitchell requested when they come in for another building permit it is with a condition that a light is installed at the intersection.

Tillman directed the secretary to insure no CO is issued without the lights. The secretary agreed.

**STONEBROOK** -- Mitchell explained Stoneybrook's building one has been issued a CO. He explained there were concerns with the last CO and would like the Boards approval to send a letter to have the developer come before the board on November 12<sup>th</sup>. The Board agreed.

Chairman Tillman explained there are many violations in Town that he will have a list of and asked the members if they know of any to email him so that he can write it.

Selectman Sott explained there is a transition and a plan needs to be put together for hiring and hours and job

description of the jobs that will happen during the transition.

The Board adjourned to non-public after a roll call by unanimous vote.

**ADJOURNMENT**: The Board adjourned at 7:30 pm.

Respectfully Submitted,

Phyllis McDonough  
Planning Board Secretary

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