

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

**THURSDAY November 12, 2009**

**PRESENT** – Greg Tillman, Steve Colby; Tom Dwyer; 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 Morasco.

**DISCUSSION:**

Owner/Developer                                 Stoneybrook  
Location:   58-62 Elm Street - **Map 023– Lot 020**

Mitchell explained Jones and Beach have submitted an as-built plan to show the plan to be in compliance, and agrees it is in full compliance, other than a few landscaping issues. Mitchell noted unless the drainage area is cleared it will be an ongoing problem he will work with the applicant to get town approvals to clear that road culvert out and will need wetlands approval. Mitchell will advise that the plan show a culvert easement.

**DISCUSSION:**

  Reggie Moreau (use of the warehouse facility)  
Location:   Prescott Road

Reggie Moreau came before the Board to explain his proposal on utilizing the old cider mill at the Orchards approximately 1500 square feet. Most of the shipping is done through UPS mail order plastic type components, and very little truck traffic. Moreau explained there is very little manufacturing with some trucks with shipment. Moreau informed the Board there are only four employees.

Darryl Moreau explained the UPS driver comes around 4:30-5:00 pm and some freight trucks going out a couple times a week with freight coming in two to three times a month.

R. Moreau explained traffic will be directed to come in via Depot Road. R. Moreau asked about the facility behind the old warehouse which is a residential if a second unit could be added upstairs as a family unit in the house.

Mitchell explained there are two questions, one practical and the other legal. He explained the previous use was agriculture and is this a continuation or a modification of a non conforming use and does the Board feel that it needs ZBA action.

Chairman Tillman explained this is rural residential and would be a non conforming use. He state he does not feel this is a continuation as the use is so different from what was previously on site. The Chairman stated and feels this proposal should go to the Zoning Board. The Chairman explained the ordinance is very permissible with agricultural and stated what was there before was auxiliary to the Orchards.

Dwyer explained he feels this is a different use and definitely needs to go to the Zoning Board.

Colby stated this is a Rural Residential area and concurred with the Chairman to go to the Zoning Board would make it a more clear cut decision.

R. Moreau what would Boards decision be in supporting the application. He stated the plans for that area is to eliminate the Orchard. He explained there will be no hazardous waste and no chemicals on site.

Chairman Tillman stated in terms of the business feels it a good business and may fit, but currently it is not allowed. He explained he would have concerns about having a distribution facility in this zone and about added traffic in this area.

Crowell noted when this was Hetnar's Orchard there were no trucks allowed when school was in session.

**DISCUSSION:** Dave Kennedy, Holy Grail

Kennedy came before the Board to discuss his proposal. He explained the building next to the Holy Grail he would like to use as a function hall for birthdays, bridal showers, etc. Kennedy explained their ultimate goal is to create a unique look to the outside of the building with lamp posts, cobblestone walkway, and paint schemes to create an Irish cottage look. He explained there would be no cooking in this building everything would be cooked at the Grail, and he would have to apply for a supplemental liquor license.

Dwyer stated his concern is with the parking and would like to see curbing out front delineating the parking area.

The Board was in agreement with the proposal and informed Kennedy he would have to come back for a site plan and public hearing.

Kennedy thanked the Board.

Next Chairman Tillman addressed information he received from the Lamprey River Watershed Association to support the nomination that the Lamprey River be included into the state's Rivers Management Protection program.

Chairman Tillman moved, Dwyer seconded the motion to support the nomination. The motion carried unanimously.

The Chairman directed Mitchell to write a letter to inform of the Board's decision.

**MINUTES OF SEPTEMBER 24, 2009 FOR APPROVAL** – the minutes will be addressed at the December 10, 2009 meeting.

**MINUTES OF OCTOBER 22, 2009 FOR APPROVAL** -- the minutes will be addressed at the December 10, 2009 meeting.

**CORRESPONDENCE FROM HIGHWAY DEPARTMENT, ACCEPTANCE OF FIRESIDE DR.**

The Board reviewed the correspondence from Dennis Koch and agreed to accept the road.

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

**CORRESPONDENCE FROM PAUL GATCHELL** – Acceptance of Gatchell & Frank's Way – Dwyer moved, Chairman Tillman seconded the motion to accept Gatchell and Frank's Way. The motion carried unanimously.

Crowell addressed the site walk done at the Orchards and explained this was due to the confusion on where the Class VI road stops. He explained it's at the end of the first part of Orchard Road, after that the road continues approximately a quarter of a mile. He noted there are some deeds that say it is a Class VI road and would need a

warrant article brought before the people to vote.

**ADJOURNMENT**: The Board agreed to adjourn at 6:50 pm

Respectfully Submitted,

Phyllis McDonough  
Planning Board Secretary

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