

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

THURSDAY December 10, 2009

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

GUESTS: Selectmen Rene Archambault, Jim McGeough and Tom Gauthier were present.

DISCUSSION: Extension on permit
Owner/Developer: Emma Gomez
Location: Red Oak Hill, Map 9 – Lot 16

Gene Vaughn representing the Gomez’s explained they would like a year’s extension on their subdivision, due to the economy. Comments from Mitchell noted it has been a while that there have been no substantial changes to the ordinances or regulations, and advised that the Board review the plan prior to any issuance of permits.

The Board agreed this discussion should come back at the January 2010 meeting.

DISCUSSION: Cindy McCusker – Special Exception
Location: 49 Holt Road Tax Map 027 – Lot 052

Cindy McCusker came before the Board to be advised what can be done with her property of three acres, and would like to make another house lot behind hers.

Chairman Tillman informed McCusker she will have to go before the Zoning Board for the Special Exception and when the application comes back to the Planning Board, the Board will manage the site planning issues.

Dwyer moved, Colby seconded the motion that the Board has no objection with the application going before the Zoning Board for the Special Exception on the proposal. The motion carried unanimously.

PUBLIC HEARING: Site Plan
Owner/Developer: Waterstone Retail Epping, LLC
Location: Calef Highway - **Map 036 – Lot 028**

Chairman Tillman read notice for the hearing. There were no abutters present.

Wayne Morrill, Doug Richardson and Angus Bruce were present for the proposal. Morrill explained they have finished the pavement and striping is down, and water and sewer is hooked up and will continue to do as-built that will be brought in for the Board’s review. Morrill explained they are proposing, at the opposite other end cap, a cinema and the size was reduced from 46,000 sq. ft. to 40,659 sq. ft.

Doug Richardson, Waterstone Retail explained the anticipated opening for Market Basket will be the beginning of March, and will begin phase two in the spring. He explained the proposal is for a 12 screen cinema, all stadium seating, and all digital, on the site and explained in the front of the cinema are two small retails to keep it from appearing as empty walls. He explained the theater is O'Neil Theaters based in Londonderry, NH with another theater in Connecticut. Richardson explained the proposed opening will be May, 2011.

Next Richardson showed the sign on Route 125 which is reduced from 50 feet to 38 feet tall with one additional sign pad for the four major anchors that will come to the center.

Selectman Rene Archambault stated he is in favor of the movie theater and the Market Basket, and thanked Waterstone for all their hard work and commitment for the Town.

Selectman Jim McGeough asked about the lighting at the theater and noted he had heard there may be enough water on site to sell back to the Town. He expressed he is very happy that this project has come to Town and is very impressed with the quality of work that has been done and was done with good taste.

Richardson addressed the lighting and explained they worked with the board and the lighting over the entire site meets the requirements of the Town of Epping. He explained they are Victorian style lights. Next Richardson addressed the well that only gets 35 gallon per minute although in back of the site there's much better flow and Waterstone would be willing to talk with the Town about the water after tests are done.

Selectman McGeough also noted ETV has been on site filming once a week and have been well received. He stated the progress has been shown on Channel 22. Chairman Tillman also gave kudos to ETV.

Dwyer moved, Morasco seconded the motion to approve the sign reducing it from 50 feet to 38 feet, and the architectural changes and approval of the theater. The motion carried unanimously.

Morasco asked how to implement security at this site. Dwyer offered that Lowe's and WalMart are open to 11:00 pm along with other businesses in Town and the Board has not required any of those businesses to do security other than the Town's Police.

Selectman Sott explained her concern is there will be a massive amount of people coming out of the theater at one time, very late.

Richardson explained they could have a meeting with the developer and the Police Department on this issue.

The LUPF was duly signed.

DISCUSSION: Laura Raymond – (Dog training center)
Location(s) 14 RR Ave. – Map 030 – Lot 078 &
68 Old Hedding Rd. – Map 023 – Lot 090

Raymond explained she runs a small training school for dogs in Raymond and would like to go into the Jossick building on Old Hedding Road. She explained in addition to the interior space she would like to be able to fence in an area outside for spring to fall training.

Dwyer reminded the board there is an ongoing problem with the site issues with the current site approval.

Laura Raymond came before the Board to explain her proposal. Chairman currently some issues with the original site approval and the owner of the site will have to be the applicant and will have to respond to these issues.

Mitchell explained what the status is and agreed there are issues that need to be addressed. He asked that Raymond could meet with him and they could go over these issues and she could bring them to the owner of the site. Mitchell explained the Board has previously approved the site contingent on conditions that need to be met prior to any occupancy.

The board noted they are please with the proposal although all other issues need to be addressed. Raymond thanked the Board.

DISCUSSION, CLAY MITCHELL BOARD TRANSITION RETREAT – Mitchell explained he would like to prepare the board on his departure and the Board's new direction. He suggested the meet for a public meeting to help the Board with new directions on what to do when he is no longer available and a to help the Board get ready for the new planner. The Board agreed this is a good idea and will meet at the end of January.

DISCUSSION ZONING AMENDMENTS -- Mitchell explained he has two proposed ordinances for the Board to discuss at their January meeting. He advised to remove the requirement for applicants for Special Exceptions to go to the Planning Board before going to the Zoning Board. He also suggested revisiting the work force housing wording to be place on the ballot.

The Board agreed to discuss this at their January 2010 meeting.

MINUTES OF SEPTEMBER 24, 2009 FOR APPROVAL AS AMENDED – Chairman Tillman moved, Colby seconded the motion to approve the minutes as amended. The motion carried unanimously.

MINUTES OF OCTOBER 22, 2009 FOR APPROVAL AS AMENDED -- Chairman Tillman moved, Colby seconded the motion to approve the minutes as amended. The motion carried unanimously.

MINUTES OF NOVEMBER 12, 2009 FOR APPROVAL AS AMENDED – Chairman Tillman moved, Colby seconded the motion to approve the minutes as amended. The motion carried 4 – to – 1 with Morasco abstaining.

MYLAR FOR SIGNATURE – McConnell approved August 27, 2009 – The Mylar was duly signed.

CORRESPONDENCE RE: RIDER AS PART OF BOND # 091468 ON BEHALF OF THIBEAULT CORP. – This was an FYI.

ADJOURNMENT: The Board agreed to adjourn at 8:30 pm.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

f:\data\planning\planbd.min.
pbmin121009pbmin.doc pg.1-4