

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

THURSDAY February 26, 2009

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

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

<u>DISCUSSION:</u>	Walmart Seasonal Coral
Parties	Barbara Stewart & WalMart Management
Location:	Map 029, Lot 283, Fresh River Road

<u>PUBLIC HEARING:</u>	Lot Line Adjustment
Parties	Leanne Campbell Revocable Trust
Location	Map 030 – Lots 080 & 081, Ladd's Lane

Wayne Morrill from Jones & Beach came before the Board to explain a Lot Line Adjustment on land owned by Leanne Campbell. He explained there are two lots being created in the Industrial Commercial zone and both comply with Town regulations. Morrill explained there is a 30 foot wide easement to be created between the two lots in the event that sewer is run out toward Ladd's Lane or Route 27, both lots would be able to get sewer. Morrill explained there is a small portion of the land that will be dedicated to the town for a reconfiguring of Ladd's Lane.

Morrill addressed the following comments submitted by Mitchell:

- The proposed lot line adjustment would now provide that both lots are in compliance with the zoning ordinance regulations regarding lot size – in particular, lot 80 which is currently only 1.04 acres.
- Both lots would have over 300 feet of frontage on both roads and would therefore be in compliance with frontage zoning regulations.
- Both lots remain potentially developable. There are some development restrictions concerning lot 80, but those can be site specific and dealt with upon an application before the Board.
- This approval has no bearing on future development potential or restrictions on the parcels.
- Any utility developed in the easement may require wetland approvals.
- Finally, the Planning Board should clarify the intent and ownership of the proposed easement and that the Town has joined on the application, and should work with the Town to provide whatever assistance necessary to the Water and Sewer Commission and Board of Selectmen to develop the town needs in these areas.

Chairman Tillman questioned if Parcel A was that done at the Town's request. Wayne explained the intent is to give the Board the ability to fix the road in the future. Chairman Tillman asked the dimension of the boundary of parcel A. Morrill explained it is 77.9 feet long.

Chairman Tillman asked if water and sewer is part of this application. Morrill stated there is no water and sewer with this application. Chairman Tillman asked if the land of lot 81 will be under the easement to the owner of lot 81 and vice versa. Morrill stated that is correct.

Dwyer asked if the easement was also to the Town. Morrill stated that is correct. Morrill explained the original parcel was the entire site excluding one small portion and noted the new lot line and lot 80 will have entire

frontage on Route 27.

Morasco asked on parcel A if the radius will be safe. Morrill explained if the road is going to be reconfigured it will come 90 degrees at that point and if more land is needed they will work with the Town.

Chairman Tillman noted the conditions: **a cross easement for sewer access and an easement for the Town, and Parcel A is to be deeded to the Town and potential development restrictions particularly on lot 80, subject to selectmen's approval and other requirements.**

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

Morasco moved, Dwyer to approve the plans with the conditions stated. The motion carried unanimously.

ALTERNATE POSITION – The Board received a letter from David Crowell regarding the alternate position on the Board. Chairman Tillman invited Crowell to come to the table to speak with the Board about this position.

Colby explained the responsibilities of an alternate to Crowell. Colby stated he was a member of the Historic Commission and showed an interest in being a Planning Board alternate. He explained to Crowell he would be a non-voting member unless there was a voting member who was not in attendance. Colby informed Crowell it is most important to come to all meetings in case he needs to cover for someone.

Morasco thanked Crowell for his interest to sit on the Board. Dwyer mentioned that an alternate could not vote if they are sitting in for a Selectmen's representative. Chairman Tillman agreed.

Chairman Tillman asked Crowell to attend a few meetings and after the March vote the Board would discuss his request to sit as an alternate. Crowell agreed and thanked the board.

MINUTES OF FEBRUARY 12, 2009 FOR APPROVAL – The minutes of February 12, 2009 will be addressed at the next meeting.

CORRESPONDENCE FROM DAN KRAMER, dated 2/18/09 – RE: SIG SAUER – The Board recognized the correspondence from Kramer.

WORKFORCE HOUSING: Chairman Tillman gave an explanation of workforce housing. He explained there is a new state legislation that requires Towns to create opportunities for affordable work housing. He explained with Epping being a leader gives an advantage and will take the opportunity for commercial developers that come in to use part of their site for multi family residential housing. The Chairman explained there are safe guards the housing in the commercial has to be auxiliary to a commercial use and cannot be apartments or condos then stated the housing is limited to 15 percent to the lot and will not take over the commercial zone. He explained it is difficult to say anything about taxes, although the commercial part of the site does bring in tax dollars to the Town. Chairman Tillman explained there is no ordinance that regulates number of bedrooms, and the Planning Board reviews all plans as they do with all multi family structures in Town.

Morasco explained work force houses will be extremely well planned and very heavily scrutinized by the Town, down to sound proofing of the windows. Morasco also apologized for not being at candidate's night as he had an emergency with one of his children.

Colby noted that workforce housing provides housing for service providers i.e. nurses, teachers, police, firemen. Recent housing speculations have forced them out of the market and are leaving the area. This provides them an affordable alternative.

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

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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