

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

THURSDAY MARCH 12, 2009

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

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

PUBLIC HEARING: Site Plan/Special (Conditional) Use Permit
Owner/Developer: Farnese Construction
Location: Shirking Road Map 035 – Lot 029

Chairman Tillman read notice of a Site Plan & Special (Conditional) Use Permit, by Farnese Construction. Parcel is located at Shirking Road, as shown on Tax Map 035 – Lot 029. Abutters present: Mr. & Mrs. Tonas.

Christen Smith, Beals Associates, came before the Board with the proposal. He explained Farnese during clearing on the site they found wetlands then met with DES who coordinated with Farnese on silt fence placement. Smith explained the plan has been to the Conservation Commission and filed a wetlands application with the state on this 1.3 acres site. Smith explained the application has been before the Zoning Board and a variance was granted. He showed on the plan where the elimination of the cross isle and stated they met with the fire captain who had noted no problems with the plan.

Smith showed a configuration that reduced the wetlands impact of 1,000 square feet and allowed a 45 foot encroachment to the front setbacks. He explained the proposal is for a 1,600 square foot building and a 2,400 square foot attached garage for storage and maintenance of vehicles. Smith explained the wetland impact has been reduced to 2,200 square feet.

Smith spoke of an infiltration pond and a small detention pond, and explained a swale has been created that runs south east around the back parking lot to allow for infiltration into the pond. Smith explained a relief valve has been created for outflow of water to the 12 inch culvert under the town road. He explained Farnese will work with the road agent on rip-rapping the swales to slow the water down and will help with any erosion issues. He explained the plan meets the parking requirements, and stated the building will have mounted lighting with safety lighting for off hours.

Abutter Costas Tonas explained he has a discrepancy with the wetlands and showed pictures of flooding on the site, stating it is like that year round. Tonas also requested some type of noise barrier wall between his property and this site.

Smith stated this property has been delineated by a wetland’s scientist. Selectman Sott asked if there will also be a study done on the new culvert. Smith explained the inlet of

the culvert is the analysis point for what the collective water is and what is off site water coming in to the site.

Morasco asked Smith about the privacy fence requested by Tonas. Smith stated he doesn't feel it's warranted as vehicles will be brought into the garage.

Chairman Tillman asked if the drainage will flow into the culvert that already exists. Smith advised that was correct.

Dwyer explained with the current elevations at 161.01 and the building at 164.8, if the water gets high enough to flood the Tonas property the building would be under water.

Chairman Tillman asked what is going on where parking lot meets the wetlands. Smith showed high point of pavement where it is cross sloped which is the high point of the pavement stating the water would travel back under the drive isle.

Chairman Tillman asked about lighting. Smith showed on the plan where the lighting will go. Chairman Tillman asked about the wattage of the lights. Smith explained the proposal is for 250 watts. Chairman Tillman stated he would like to see that wattage lowered. Smith agreed to 100 watts fully shielded light fixtures.

Selectman Sott asked if there will be storage of dirt piles on site. Smith responded no and stated there will be landscaping.

Morasco asked what vehicles will be inside. Farnese explained there will be storage inside such as the excavator, dump truck, dozer, and trailer pump, and will also be used for maintenance of equipment, with no work outside.

Dwyer asked about switching the building around with the door opening away from the Tonas site. Smith stated it could be switched.

Selectman Sott asked Farnese about planting arborvitaes for a buffer. Farnese stated he understands the concerns of Tonas but feels there's quite enough buffer zone already between the two properties.

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

Chairman Tillman asked about snow removal and where the dumpster would be placed. Smith showed on the plan where the snow removal will be and noted that the dumpster will be added to the plan. He stated this will most likely be against the back of the building.

Chairman Tillman noted what was discussed by the board: to reduce the wattage, to locate where the dumpster will be on the plan, restrictions made on the noise with no outdoor idling of vehicles and no outdoor storage.

Morasco asked if any of the vehicles are outside idling will be plugged in to cut down on the idling time. Farnese explained the general time of the idling is approximately 15 minutes. Morasco asked Farnese if an idling period of 15 minutes would be sufficient to add to the plans providing there is not a lot of snow, and to do it on the east side of the property. Chairman Tillman stated he is not comfortable with specifying a location.

Colby asked what time the business will start. Farnese stated approximately 6:00am, returning to the site at approximately 6:00pm. Morasco stated the building will need to comply with Article 21.

Dwyer moved, Colby seconded the motion to continue the hearing to March 26, 2009. Motion carried unanimously.

PUBLIC HEARING: Site Plan - Lighting and Free Standing & Roof Signs
Owner/Developer: Al & Joelle Case (Al's Painting)
Location: 250 Calef Highway **Map 023 – Lot 035**

Chairman Tillman read notice of a Site Plan, by Al & Joelle Case. Parcel is located at 250 Calef Highway, as shown on Tax Map 023 – Lot 035. There were no abutters present.

Morasco explained the problem with the site was the access onto Elm Street. Morasco explained the road agent suggested paving at least a 20 x 20 section of the entrance way which can be done as a condition of the driveway permit and could be a condition of approval by the Planning Board.

J. Case explained they and the owner of the property have been looking at estimates to have the paving done.

Selectman Sott explained there are also enforcement issues with signage. She explained the window signs are okay and the roof sign is grandfathered, and the window out front that has a window attached that needs to be removed. Selectman Sott noted there are to be no unregistered vehicles on site.

J. Case explained they would like to have the roof sign lit and the free standing sign by 125 lit. J. Case explained the last time before the board they spoke about a box effect on the 125 sign and on the roof light pointed down.

Chairman Tillman suggested including Mitchell in the decision with the lights on the signs. The Case's agreed.

Chairman Tillman asked how many vehicles are usually parked at the site. Al Case stated there are usually seven.

The Board discussed the parking and the excessive traffic flow that uses this site.

Chairman Tillman asked Mitchell if he had any advice on this issue. Mitchell explained the key to access management is to reduce the number of cuts which is what has happened in this area. He explained the only way to deal with a situation like this is to consolidate and to block it off. Mitchell explained the owner of this property and the owner of the Getty station should meet on this situation and come to an agreement on a possible shared access.

The Board agreed the landowner needs to take care of driveway onto Elm Street.

Dwyer noted the question is whether or not to shut down Elm Street. He stated what has to be done is enforce and continue the granite curbing with a regular size driveway per road agent with two landscaped areas on either side as was done at the fireworks business.

Chairman Tillman explained the conditions by the Board for the owner of the property:

- to grant approval to use as the entrance at Elm Street as a driveway subject to the condition of paving.
- bring granite curbing down from the fireworks store into a curve on the north side or brought up from the south.
- put inexpensive barriers running from the paint store to the island to serve as a traffic barrier.
- park trucks off driveway behind fireworks.

Selectman Sott moved, Morasco seconded the motion to remove the display sign, the lighting to be low wattage, on the roof it will be overhanging and a boxed sign on Route 125. The motion carried unanimously.

Chairman Tillman asked Selectman Sott to have Kramer to have a document with all the conditions.

Morasco moved, allow for the drive cut with at 20 foot apron in the center, the driveway itself will be gravel, granite curbing on Elm Street.

Selectman Sott asked that the drive cut and paving be tabled until the Board walks the site. The Board agreed and Morasco withdrew his motion.

Dwyer moved, Colby seconded the motion to continue the hearing to March 26, 2009. The motion carried unanimously.

MINUTES OF 2/12/09 FOR APPROVAL – will be addressed at the April 9, 2009 meeting.

MINUTES OF 2/26/09 FOR APPROVAL – will be addressed at the April 9, 2009 meeting.

DRAFT NOTICE OF DECISION FOR APPROVAL (TOYOTA, MAP 36 LOT 32)

--Morasco moved, Dwyer seconded the motion to approve the NOD for Toyota, Map 36 Lot 32. The motion carried 4 – to – 1, with Chairman Tillman abstaining.

DRAFT NOTICE OF DECISION FOR APPROVAL (AUTO SPORTS OF EPPING, MAP 30 – LOT 38)

-- Morasco moved, Selectman Sott seconded the motion to approve the NOD for Auto Sports of Epping, Map 30 – Lot 38 carried 4 – 1. The motion carried 4 – to – 1, with Chairman Tillman abstaining.

MEETING DATES – The Board discussed, and were in agreement, to go to one meeting per month. These meetings will be held the 4th Thursday of the month starting in April. The Board also noted they will keep the 2nd Thursday of the month open for any other business that comes in that needs to be addressed.

Chairman Tillman explained he spoke to Dan Balfour from Jones & Beach regarding the plan at 56 Main Street and asked Balfour to add a floating access easement on the plan that abuts the Holy Grail, and stated Balfour was in agreement. The Chairman explained there was a meeting that did not occur with the Kennedy's, Balfour and himself due to a snow storm.

Chairman Tillman asked that Kramer look at the parking situation at the Holy Grail when ground thaws.

ADJOURNMENT – The meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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