

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

THURSDAY JUNE 11, 2009

PRESENT – Greg Tillman, Mike Morasco, Tom Dwyer, Jr., Steve Colby; 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 – outdoor seating area to replace drive-thru

Owner/Developer: Rick Gadway (Eppi Center)

Location: 96 Calef Highway, **Map 029 – Lot 287**

Chairman Tillman read notice of a site plan by Rick Gadway. There were no abutters present. The Chairman noted a site walk was done on this site and explained there was a concern with the exit way where the granite curb is at the side of the road.

Greg Davis representing Rick Gadway showed an updated plan, and explained they are putting in a gravel drive in the exit way.

Morasco noted Selectman Sott had the concern with the exit way and concurred with her concern. He explained Assistant Fire Chief Nickerson he understands the concern brought up explained he did a site walk with Selectman Sott and Assistant Fire Chief Mark Nickerson. Morasco questioned, because of the larger vehicle, that the radius at that point to be trimmed down.

The Board as a whole had concerns with the curbing and asked for it to be moved. Davis explained the curb is on a 45 degree angle as it is and can be changed.

Davis explained another question is to removing one parking space and have a designated no parking area, and showed on the plan where it would be marked, and where the stop sign would be placed.

Chairman Tillman asked how the terrace will look. Davis explained it's a raised terrace with a four inch wide curbing with tetra paver units, moving the existing island out to be in line with the terrace with new curbing, moving a tree, black aluminized fencing, and seven inch high granite curbing extended out.

Dwyer moved, Colby seconded the motion to approve the plan with the following: Taking four feet out of the straight curb, moving curb back, no parking written, move stop sign, change the angle on the parking. The motion carried unanimously.

AMENDED MINUTES OF APRIL 23, 2009 FOR APPROVAL – Dwyer moved, Morasco seconded the motion to approve the amended minutes of April 23, 2009. The motion carried 3 – to – 1 with Colby abstaining.

AMENDED MINUTES OF MAY 28, 2009 FOR APPROVAL – Dwyer moved, Chairman Tillman seconded the motion to approve the amended minutes of April 23, 2009. The motion carried unanimously.

CENTURY OAKS BOND #K07617914 (RIDER CHANGE) – Dwyer moved, Morasco seconded the motion to continue this item to the June 25, 2009 meeting. The motion carried unanimously.

SIGNATURES FOR CLAY MITCHELL'S CONTRACT – Mitchell's contract was duly signed by Chairman Tillman.

THE COMMONS – Mitchell explained there is a new tenant going into the Commons and need to put compressors outside 10' x 6', and asked if the Board had any problem with this request. The Board, as a whole, noted they have no problem with the request.

Morasco spoke briefly on the TBG funds and asked if RPC is needed for input on this. Mitchell noted their help could be used for mapping on the Master Plan and explained he can draft an application for the funds. Mitchell advised he will email the Board with the draft.

Morasco also recognized the Town's Emergency Management web site. McDonough explained there is also a new site to look into called Nixle that informs the public where traffic tie ups are due to road work or accidents, also any significant storms, etc. that may effect the Town.

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

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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