

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

THURSDAY JUNE 25, 2009

PRESENT – Greg Tillman, Mike Morasco, Tom Dwyer, Jr., Steve Colby; Selectmen's Representative Karen Sott; Alternate Dave Crowell; Secretary Phyllis McDonough.

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

DISCUSSION: Safe Routes to School - Tabled

PUBLIC HEARING: Amended Site Plan

Owner/Developer: Lowe's

Location: Fresh River Road, **Map 029 – Lot 283-001**

Chairman Tillman read for the record correspondence from Assistant Fire Chief Mark Nickerson, who commented on the site and stated he has no concerns.

Selectman Sott explained she was with Nickerson during the site walk and agreed to move everything back from the no parking loading zone away from the front entrance at site A. She addressed the pylons in front of the B area will be able to delineate the no parking there. Selectman Sott explained area C is a loading zone and where the lawn mowers and wheel barrels are. She explained section D at the side of the building are sheds and trailers backed to the curb and noted there is plenty of room to turn a truck around. Selectman Sott noted the unloading at the cement area where Goodrich has a right-of-way will be cleared and left open for Goodrich. Oak explained they will not be unloading there and have moved the unloading/loading in the back of the building.

Selectman Sott explained the back of the building has been cleaned up, organized, and the pallets are gone off the truck. She noted the four feet on each side of doors in back and requested will be painted with lines to delineate the area to be kept open for evacuation purposes. Selectman Sott stated Oaks has worked very hard to address all the issues before the Board and that the outside of the store looks excellent.

Dwyer asked about the trees in the back. Oak explained she met with Mark Sanbourne and explained trees will be planted and evergreens will be added in the back which will be started next week.

Morasco addressed section F and questioned the pallets deep along the back of the building. Oaks they are there for separating goods which will be kept within the gated area.

Chairman Tillman explained all kept neat and will leave for the Code Enforcement Officer to check on the progress and nothing kept outside after close of business.

Dwyer moved, Sott seconded the motion to approve section F. The motion carried unanimously.

The Board addressed Section E creating storage area with enough room for Goodrich's trucks, customers and fire trucks. Oaks explained they will not have parking in that area and will just be utilized for storage. Selectman Sott explained it will leave 18 ½ feet open for the propane tank access to the emergency shutoffs.

Sott moved, Dwyer seconded the motion to approve section E. The motion carried unanimously.

The Board addressed Section D parking would not be eliminated in the area which is 165 lineal feet.

Dwyer moved, Selectman Sott seconded the motion to approve section D where the storage is and where there will be no parking to take away striping and replace with hash marks. The motion carried unanimously.

The Board addressed Section B where there is no parking the gas tanks will be moved down to the right of the site along with the grills. Selectman Sott noted the front doors will be wide open with the exception of the plant racks. Morasco asked that the plant racks be pushed back.

Morasco noted at Section A at the door that is blocked by a couple of pallets to make sure it's a full egress. Oaks agreed.

Chairman Tillman thanked Selectman Sott for all her hard work with Oak on this site.

Morasco moved, Dwyer seconded the motion to approve section B. The motion carried unanimously.

PUBLIC HEARING: Amended Site Plan NM Cook for limited exterior display area.

Owner/Developer: Miles Cook

Location: Railroad Ave., NH 125 & Main Street, **Map 029 – Lot 290**

Miles Cook came before the Board with an update on the site. He explained the area of display is specifically defined and will have the display during business hours only, Monday through Friday, 9:00am to 8:00pm, Saturday 8:00am to 5:00pm, Sunday 9:00am to 3:00pm.

Cook showed a detail drawing of a 9 foot area in front of the building between the two dormers; 58 feet long 9 feet deep and will allow a 3 foot walkway in the front. He explained he will maintain the existing landscaping with a mulch bed on both ends and a 3 foot walkway, have added a display area on both sides of that entrance approximately 8 feet wide and will have a display at that area with crushed stone, and a mulch bed. Cook stated there is the existing vegetation and Japanese Juniper's will be planted.

Chairman Tillman asked where the boundary is with the state road and the edge of this site. Cook stated it is at the edge of the grass.

Dwyer asked how far from the edge of the grass to the parking area. Cook stated approximately 25-30 feet wide.

Selectman Sott questioned Cook if he is asking for two display areas. Cook noted he is for a total of 20 vehicles.

Selectman Sott suggested the Board consider approving the area in front of the building and a site walk by the Board for the area by the sidewalk.

Dwyer concurred with Selectman Sott stating he wanted to check the dimensions from Route 125 for that display area.

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

Dwyer moved, Selectman Sott seconded the motion to approve the 6 x 58 display area framed by two 6 x 6 mulch bed areas with the existing vegetation, leaving a 3 foot wide sidewalk with a display of up to six vehicles. The motion carried unanimously.

Chairman Tillman informed Cook the Board may include curbing in some of the areas.

Selectman Sott moved, Chairman Tillman seconded the motion to continue to July 9. The motion carried unanimously.

PUBLIC HEARING: Condominium Site Plan

Owner/Developer: Waterstone Retail Development

Location: Calef Highway, **Map 036 – Lots 028**

Attorney Bernie Pelich came before the Board to explain the Condominium Site Plan. He noted that Market Basket wants to own its own portion of the site and to accomplish this they are applying for a condominium.

Attorney Pelich explained they have prepared the condo documents and plan which is required under regulations. Nothing changes in the plan, only in the ownership and will be recorded at the registry of deeds.

Dwyer moved, Selectman Sott seconded the motion to approve the condominium documents and site plan as there are no changes to the site plan. The motion carried unanimously.

PUBLIC HEARING: Amended Site Plan, to construct a 40'x 90' steel building within the middle of the 77 acre parcel. Conditional Use permit from Article 10, Wetlands Ordinance.

Owner/Developer: Sig Sauer, Inc.

Location: Exeter Road, **Map 038 – Lot 003**

Abutters present: Deb Roberts, Joseph & Candice Speculli, Damon Dickey and Brentwood Selectman Dave Mentor.

Coronati explained there was a site walk on June 1 and expressed he felt this went fine. Coronati noted the plans have not changed.

Selectmen Sott explained there is a letter from the Town of Brentwood requesting Sig Sauer to be made a regional impact. She explained Sig has purchased a large parcel in Brentwood and feels the Town of Epping should be part of any applications before their board. Selectman Sott noted Brentwood would have no vote in any decisions by Epping, as well as Epping would have no vote in Brentwood's decisions, only comments by both Towns.

Selectman Sott informed the Brentwood Selectman that Sig would appreciate Brentwood contacting them then to have a workshop and that the Epping Planning Board would like to be involved.

Morasco questioned which of the six criteria does RSA 36:55 meet. Selectman Sott answered noise.

Selectman Sott moved, Colby seconded the motion to declare a regional impact in accordance with RSA 36:56 to involve the Town of Brentwood.

Discussion ensued:

Dwyer questioned if this were to be considered a regional impact should the hearing be renoticed. Chairman Tillman commented on RSA 36:56 and stated he does not feel the regional impact applies to the site it means it applies to the development. He stated if the applicant is interested in having this declared a regional impact then it would have to be renoticed.

Dave Mentor Selectman from Brentwood explained the town has an issue with the noise with condos and the county home being abutters. The Chairman explained this application will not impact any noise.

Selectman Sott explained this building is used for a classroom and there will be no more shooting or range time involved and will be more of a buffer for Route 27.

Chairman Tillman noted if the applicant is fine with this being a regional impact he would be fine with it. Selectman Sott explained reiterated this building will not cause more noise.

Morasco concurred with Selectman Sott and asked Sott to reconsider her motion until the board is done with the site plan.

Morasco stated advised anything comes before the Board of this magnitude the Board should vote at that time for a regional impact. Morasco stated he does not feel this project is a regional impact.

The motion made by Selectman Sott to declare a regional impact failed, 3 – to – 2 with Selectman Sott and Colby

in favor.

Coronati explained this is a 3200 square feet with a 15 foot overhang with the proposed uses of classrooms, storage, bathrooms, and the area to work on guns for repair and maintenance.

Chairman Tillman reiterated there will be no firing from the building and that any firing will be only on approved areas.

Abutter Joe Speculli thanked the board for all their hard work and stated he is in support of the building, although still has concerns with the noise. He stated he is not trying to hurt the company or the Planning Board.

Abutter Damon Dickey questioned the noise. Selectman Sott noted she felt this building will act as a buffer.

Morasco explained the Board cannot say it will make the sound worse or better only that there will be no shooting from the building.

Abutter Deborah Roberts stated the building out back will not help with the noise at the upper deck. Roberts stated it may help if the whole facility had shooting at the same time.

Coronati explained the approved locations for shooting were back stops and if there is shooting from the overhang is 15 feet would be into the back stop.

Attorney Steven Shawver representing Sig explained the location of the overhang would be where shooting would happen to the back stop and would be done only in inclement weather.

Morasco explained during the site walk it was stated that in inclement weather a tent is usually set up and that Sig would like to shift their shooting into the same backstop.

Chairman Tillman stated it was his understanding that if more was asked for the applicant would reduce the noise and noted this site is at its absolute limit, and if there is an expansion would result in an improvement for the neighborhood. Morasco concurred.

Dwyer stated it would be very hard for any shooting to be done from this area as it is not square with the range.

Coronati stated there is not a problem not to have shooting from the building.

Colby stated that as part of the motion shooting only be restricted to the professionals and not to the people that are training. Coronati stated there is no problem with that request.

Dwyer requested the next time this applicant comes before the board to bring in plan of the whole site for the Board's review.

Morasco stated he does not have a problem if shooting is done in inclement weather. He stated when engineering work has to be done, it is done within the hours of operation that the hours will not change, frequency may change, and policing for this site by the code enforcement officer would be difficult.

Morasco moved, Colby seconded the motion to approve the site plan for the building with the use of the existing berm in place for the classroom and shooting by staff only under the overhang, the hours of operation will not change, 12-15 evergreens planted 10 feet apart, all material taken from the site will be used for the berm along the pond with a set of trees on top, and to look at non-evasive bamboo to be planted in between. The motion carried 4 to 1 with Chairman Tillman opposed.

Chairman Tillman stated he would like to see more significant improvements for the neighbors.

Chairman Tillman noted there are no direct impacts to the wetlands, no trees to be cut, no culverts, and no change

to the drainage patterns.

Chairman Tillman moved, Dwyer seconded the motion to grand the Conditional Use Permit and to discuss cumulative wetlands buffer impacts, and mitigation for future applications. The motion carried unanimously.

MINUTES OF JUNE 11, 2009 FOR APPROVAL – Morasco moved, Chairman Tillman seconded the motion to approve the minutes. The motion carried unanimously.

CENTURY OAKS BOND #K07617914 (RIDER CHANGE) – will be discussed at a later date.

CORRESPONDENCE FROM CLAY – RE: ITEM UPDATE – will be discussed at a later date.

REFERENCES FOR APPLIEDORE ENGINEERING (ATTACHED)—Chairman Tillman moved, Colby second the motion to use Appledore Engineering.

Chairman Tillman directed the secretary to contact Appledore Engineering that the Town would like to have them on board for the new project behind Burger King.

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

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

f:\data\planning\planbd.min.
pbmin062509pbmin.doc pg.1-6