

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

THURSDAY JUNE 25, 2009

PRESENT – Greg Tillman, Tom Dwyer, Jr., Mike Morasco, Steve Colby; Selectmen’s Representative Karen Sott; Alternate Dave Crowell; Planner Clay Mitchell.

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

DISCUSSION: LeAnn Campbell
Location: Route 27

DISCUSSION: Cory McPhee (Zampas)
Location: Route 27

– Represented by Rob Graham in a discussion application formal for August meeting. Lot line adjustment – land from Campbell to McPhee, site of Zampa. The issue brought tonight is that there will be increased parking and that this is important and reasonable for the zone. August will be the lot line adjustment and the Site Plan application will be a separate process.

Mitchell commented that parking is a need and that the lots post-adjustment would be conforming. The adjustment will better the access point by moving away from 125 and across from the Shell station. The issue raised was the distance from the parking lot to the rear lot line in terms of the buffer.

The lot line is important with respect to the future use of the property. The “middle” lot 45 is currently proposed to be merged partially with the abutting properties. The Board acknowledges that this is a beneficial use for the zone and the uses within the zone.

Discussion Item on the Industrial Zone Water & Sewer Department

Graham – Route 125 Route 101 Investments working to develop a sale of the well fields behind WalMart and Lowe’s. The water and sewer commission has decided to put it on the warrant and that this will be a long and complex process. The benefit is that this is a significant source that can supply the town as well as possibly a regional supply. The goal is to work collaboratively with multiple boards and the planning board needs to know that this is going forward. There is much to do and that this will require some lot line’s to be adjusted.

Chairman Tillman asked when you would return. Graham stated that August or September would be probable. Tillman asked about areas under easement and the changes. Morasco suggested that this was a critical opportunity and we should very much pursue this as a major issue going forward. Graham stated that the potential yield is around 1 million gallons per day (gpd). The current Town usage is 100,000 gpd for comparison. Selectperson Sott requested a copy of the Letter of Intent and the Plan.

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

Owner/Developer: Miles Cook
Location: Railroad Ave., NH 125 & Main Street, **Map 029 – Lot 290**

Cook staked the property and the area, started the work and part of the landscaping has been completed. Part of the display area encroaches into the State land. Cook states that if the Town does not object he can move forward with the state. Tillman's concern is that if it goes into the State Right-of-way that this must be dealt with. Cook asked that the Board should make a decision about what it wants and what does or does not object to on the property.

Dwyer and Morasco both raised the issue of not being able to give permission to show improvements on the state land. Cook suggested that the State may not be very cooperative about giving permission in that they would have to open it up for everyone. Sott was concerned that we should not be able to permit improvements on other's property. Cook asked if the storage would be a problem for the Town. Cook suggested that the Town should decide whether it is going to object to this and whether it is consistent with the Town's ordinance. Tillman was supportive of a small display on the property but not a large one off the property. Dwyer suggested pulling the display into the parking spots instead of against the building. Dwyer indicated that he would be supportive of reconfigured area in the parking area. Sott suggested making the on lot area to be more stand out as a display area on the site rather than on the state land. **All Board members felt it was inappropriate to grant approval for anything that extended onto an adjoining site, unless the owner of that site signed onto the application.**

Cook asked about expanding the existing area to more units or allow more space to use for display on his property. Cook concerned about safe and practical use of the site. Colby concerned about the front area next to the road but liked the area in front of the building.

Dwyer moved to raise the number of allowed **display** units to 10 units in front area from the existing number. Colby seconded. Morasco asked how many were out today. Cook suggested no more than 5 or 6. Morasco said there was a unit on the sidewalk very close to the door. 6 x 58 foot is the current area. Morasco said that there were 4 units. Sott encouraged Cook to delineate the area and that this would catch the eye rather than just parking because it just looks like a parking area. Tillman suggested a physical location showing where the display area. The crushed rock area should be the area. Morasco stated that the walkway was not adequate. Morasco suggested that the display should be built first and then come back for expanded unit counts. Cook put the crushed stone to show where the display area would be. There would be an area of sidewalk delineated. The Board felt to delineate the area. Dwyer withdrew his motion. Colby withdrew the second.

Dwyer moved to continue the application. Colby seconded. Sott explained that a corral would be display, advertising and would be attractive. Sott offered to walk with the owner to show what she was trying to show. Morasco wanted to see what was approved before we go any further. Delineation and separation from parking area was critical. Door needs to be kept clear. Continuing to August 27th meeting. The motion carried unanimously.

PUBLIC HEARING: Site Plan (Verizon Wireless)

Owner/Developer

Town of Epping

Location

off Fresh River Road, **Map 029 – Lot 283-E**

Verizon Wireless and Cellco Partnership presenting 12 antennae and structure at the base. The antennae will be at the 120 foot mark and the road will be extended slightly and include the turn-around. The waivers were reviewed in list.

Morasco inquired about parking. Tillman asked about snow storage on the site. Dwyer asked about allowing future properties. Consultant suggested the spot and the commission approved the location. Morasco asked about the impact to road. Mitchell stated the roadway would not be changed and is existing.

Tillman moved to accept the plans. Morasco seconded. The motion carried unanimously.

Dwyer said the building looks like it is in the best location. The parking area is really just a wider road area for the truck to be when it comes to the site. The area would be visited once a month.

Tillman moved that the waivers were reasonable given the location and size of the parcel. Tillman moved and Morasco seconded each waiver adopting the findings in the June 24, 2009 letter of Duval for justification of the waiver in accordance with the requirements of NH RSA 674:44(III)(e).

Morasco suggested that the Planner meet with the applicant to review possible Article 22 compliance. Tillman asked about the engineering review. Mitchell stated that this would be reviewed by the Water & Sewer engineers would review for impact to the operations of the tower. Tillman requests that the engineer also address the issue of collocation with respect to future arrays.

Dwyer moved for engineering review and continuance to August 27th. No further questions.

DISCUSSION: Safe Routes to school

Board reviewed the draft application and was perplexed by the addressed. Morasco moved Dwyer seconded and unanimous vote to submit the application.

MINUTES OF JUNE 25, 2009 FOR APPROVAL --

Postponed to next meeting.

JONES & BEACH BILL FOR PAYMENT \$2,500 --

Tillman moved, there was a unanimous vote.

Final bill but not the final payment – Mitchell needed time to review remaining invoices.

CORRESPONDENCE FROM CEO – RE: VIOLATION OF SIGN ORDINANCE

Board received and noted the letter.

CORRESPONDENCE FROM EPA RE: BRICKYARD SQUARE INSPECTION --

Board received and noted the letter.

CENTURY OAKS BOND #K07617914 (RIDER CHANGE) –

The Board agreed for Dennis Koch to review and okay prior to Board action. The Board requested a list of what has been done and the amounts, the request is currently insufficient to act upon. Board requested that

to table the request.

LOT MERGER FOR SIGNATURE – RE: MAP 29 – LOTS 223 & 224 –

The Chair signed the form.

BOARDS APPROVAL TO EXECUTE LETTER OF CREDIT # 83017711 (re: Fireside Drive) –

Morasco moved and Sott seconded to pull the bond for this road. The road is not done and the bond is sufficient for completion pending some clarification.

Items from Board to CEO:

1. Morasco requested CEO follow the no left turn sign installed on new egress out of site where Olympia Sports is.
2. Chair Tillman requested that the CEO ask Holy Grail to file an application for the expanded parking area and that if no application is filed by next meeting that enforcement occur.
3. Morasco requested and Tillman agreed that the CEO inform the Walgreen's site be enforced for replacement of drain cover and that landscaping be fixed.

The Board concurred with all 3 items.
TRANSPORTATION PLANNING

The Board reviewed the DOT's plan to fix the intersection at 27 and 125. Morasco stated that the RPC recommended that the tolls on 95 and the Route 125 upgrade be the top two projects going forward. Dwyer asked about the timing of the projects along 125.

Dwyer asked the planner to draft a letter requesting that the short area between Brentwood Town Line to Hedding Road be looked at and coordinated to make the plan more coherent and economically sound and provide ultimately a safer result. The letter should go to Tillman and the Selectmen.

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

Respectfully Submitted,

Clay Mitchell, Planner

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