

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

THURSDAY August 27, 2009

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

CALL TO ORDER Chairman Tillman called the meeting to order at 6:00 p.m., and appointed Crowell for Dwyer.

DISCUSSION: Expansion of Church
Owner/Developer: Epping Bible Baptist Church
Location: 243 Pleasant Street **Map 021 – Lot 002**

Bruce Prohopez and Hank LeTorneau explained the proposal is for the future expansion of the Epping Bible Baptist Church which is not for increase of membership, but for children’s play activities and Sunday school. Prohopez noted the expansion will take place off the back of the church and showed three examples of the proposal, 100 x 80, 80 x 60 and 60 x 40.

The Board explained they had no further questions and informed Prohopez and LeTorneau the next step would be to come back before the Board with a site plan.

PUBLIC HEARING: (Cont’d.) Site Plan NM Cook exterior display area
Owner/Developer: Miles Cook
Location: Railroad Ave., NH 125 & Main Street, **Map 029 – Lot 290**

Mitchell explained he visited the site with Chairman Tillman and Morasco. He suggested the very front area beyond the paving and came up with a frame work for conditions with the entire gravel area can be used for outdoor display with no vehicle limit on that and no display onto the paved area in front of the door. Mitchell noted there has to be an access way to the front door, which is an ADA requirement, a striped walkway, and landscaping that needs to be done.

Chairman Tillman advised whatever can be fit in the gravel area without being too cluttered and to follow the conditions as written. The Chairman asked Cook if he has any questions or concerns with the conditions. Cook stated if he has questions he will sit with Mitchell.

Morasco moved, Selectman Sott seconded the motion to approve the application with the conditions stated:

- **all visitor parking space area shall be striped**
- **gravel area in front of Motorsports tenant space may be used during operating hours for outdoor display of vehicles. No vehicle shall be located outside of gravel area**
- **all landscaping on the site shall be maintained, and immediate attention shall be given to the island on the Southside in front of Pam’s Restaurant**
- **striped access areas shall be installed in front of each door**
- **all signage shall conform to the approved site plan.**

The motion carried unanimously.

LUPF duly signed.

PUBLIC HEARING: (Cont’d.) Site Plan (Verizon Wireless)
Owner/Developer Town of Epping
Location off Fresh River Road, **Map 029 – Lot 283-E**

Abutter present: Rob Graham.

Gregory Mercier and Bob Bosselman came before the Board. He explained the proposal is to install 12 antennas, on the existing water tank on Fresh River Road.

Mitchell explained the engineering review must be received in 7 days, and then was later changed to 30 days. Mitchell explained this is a co-location on an existing facility and not usually put through the same type of application of a new tower. He explained the reason for the use of Chris Albert with the water and sewer department is so this doesn't interfere with the water tank.

Chairman Tillman noted the main concerns were co-location and whatever was done would allow for future co-locations.

Morasco asked if this is the optimal height for the frequency. Mercier explained the RF engineer calculated the height and may have been a compromise between coverage and aesthetics.

Mitchell explained Article 22 was discussed with the applicant. Mercier referenced Article 22 Section 22.3.1 required energy production 5points which this project fall under, Section 22.3.2 sub section (B-1b) use of recycled materials and (B-1d) construction waste management. Mercier explained that during construction adequate will be available. He explained in terms of this application there will be very little construction taking place on site. He noted the on site disturbance is minimal. He explained the only significant on site work will involve waste are clippings from the co-ax cabling. Next is Sub section (b 2 & 3) which is construction envelope energy conservation, heating and cooling and will use efficient insulation to keep the equipment cool. Next Sub section (b5) and Subsection (C) to reduce lights after hours. Mitchell based on what the applicant has shown exceeds 5 points.

Crowell inquired if the shed houses the generator. Mercier stated it does.

Chairman Tillman noted that the Board prefers this site for this proposal because of the area.

Mitchell noted the conditions for the approval of the application:

- **A letter shall be received from the Town's engineer stating that all issues are dealt with satisfactorily, and if any major issues the applicant's will come back for a compliance meeting in September;**
- **that the existing agreement with the Town is in place and adhered to and shall remain in place;**
- **no technical or legal problems with future co-locations; and**
- **the hours of running the generator to be tested on during the hours from 8:00 am and 8:00 pm**

Morasco moved, Colby seconded the motion to approve the application with the conditions stated, pending the engineering review within 30 days. The motion carried unanimously.

The LUPF was duly signed.

<u>PUBLIC HEARING:</u>	Lot Line Adjustment
Owner/Developer	Christopher McConnell
Location	58 Camp Lee Road, Map 012 - Lot 25-1

Mitchell explained the adjustment will takes a portion of land from the north and add to the south.

Colby moved, Morasco seconded the motion to accept the plan. The motion carried unanimously.

Morasco moved, Colby seconded the motion to approve the plan. The motion carried unanimously.

The LUPF was duly signed.

<u>PUBLIC HEARING:</u>	Lot Line Adjustment
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Owner/Developer Route 125 & 101 Investments
 Location Fresh River Road, **Map 037 – Lot 001-003**

Rob Graham came before the Board to present a lot line adjustment and lot consolidation application and noted a merger of the lots will come before the Board. He stated the entire site was approved for an industrial configuration that showed four industrial lots. He explained there they are negotiating with the Town of Epping to purchase a well field that has been constructed, and explained they are asking for the Board to approve a configuration that presents a single lot as a consolidated development area and a single lot as a well area and a municipal development area. He showed on the lot adjustment plan an existing lot line that divided originally 62.5+/- acres from a piece of land that was 30+/- acres that resulted in a parcel of land 106 acres. Graham explained the parcel of land that would be developable area is 21.7 acres and would compress four industrial lots into a single industrial lot that would later require a permit for fill.

Mitchell stated he has no concerns with the plan.

Tillman moved, Colby seconded the motion to accept the plan. The motion carried unanimously.

Tillman moved, Colby seconded the motion to approve the plan. The motion carried unanimously.

The LUPF was duly signed.

PUBLIC HEARING: Lot Line Adjustment
 Owner/Developer Campbell Revocable Trust
 Location Route 27, **Map 030 – Los 44, 45 & 46**

Abutters present: Sanchez and Moore.

Graham explained there has been an ongoing parking issue at Zampa's Restaurant to transfer approximately ½ acre from Leanne Campbell which will be merged to Zampa's Restaurant which is Kukua LLA.

Joe Coronati explained this is a lot line adjustment that will create more frontage for the Zampa site. He explained the Campbell property from which the lot line will take place will become a 10 acre lot with future development.

Mitchell explained since there is a consolidation a merger has to be done.

Morasco moved, Colby seconded the motion to accept the plan. The motion carried unanimously.

Morasco moved, Colby seconded the motion to approve the merger. The motion carried unanimously.

Tillman moved, Colby seconded the motion to approve the lot line adjustment. The motion carried unanimously.

The LUPF was duly signed. The Board agreed.

Next Graham spoke to the Board about the Campbell property on Route 27. He explained the property will stay the same. He stated the house on this property has two apartments with the remainder of the homestead for office and professional use. He explained the intention is to preserve the home in the spirit with the zone. Graham explained the extension of the development is a mixed use professional, low impact light commercial development with office, and professional and use. Graham noted they are not proposing residential uses on this site.

Coronati explained the existing site has a gravel driveway and stated the access has been move to make one main access further from Route 125 to give a better line of site down Route 27. He showed four office buildings, setbacks from the wetlands, power easement, and parking in front of the buildings. Coronati explained the house itself is a one, two-story building with each room approximately the same size. He explained there is a third floor that is used as an attic.

Selectman Sott questioned if there will be apartments. Coronati answered no.

The Board had no further questions.

MINUTES OF JUNE 25, 2009 FOR APPROVAL – Morasco moved, Colby seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF JULY 23, 2009 FOR APPROVAL – Morasco moved, Colby seconded the motion to approve the minutes. The motion carried unanimously.

CORRESPONDENCE FROM APPLEDORE – RE: PROPOSAL FOR BRICKYARDSQUARE – Mitchell explained he will speak with Brad Mesquita from Appledore to negotiate some of the inspections on site. He stated he feels what is proposed is too much. The Board agreed for Mitchell to review the proposal.

CORRESPONDENCE FROM APPLEDORE – RE: FIRESIDE DRIVE – Mitchell explained he had Appledore check the status of the road. Selectman Sott explained the road is fine but slopes on the sides per the Selectmen's meeting as she was not involved in the site walk. She informed the Board she and the highway foreman are going to walk that site and will get back to the board on this issue.

FYI - CORRESPONDENCE FROM CLAY – RE: IMPACT FEE FOR AUTOSPORTS

ADJOURNMENT: Selectman Sott moved, Crowell seconded the motion to adjourn the meeting. The motion carried unanimously.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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