

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

THURSDAY September 24, 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 Dave Crowell to sit in for Tom Dwyer.

PUBLIC HEARING: PSNH (Dave Crane)
Trimming & removal of trees on scenic roads

Chairman Tillman read the notice of the public hearing. Dave Crane arborist for PSNH came before the Board to explain the procedure. Crane explained Blake Road was not in the letter he sent to the Board. Mitchell advised Crane would have to come back before the Board and another notice would have to be in the paper with Blake Road. Chairman Tillman explained Crane could proceed with the hearing and agreed that he would have to come back to the next Planning Board hearing.

Crane explained the proposal is cutting and removal of trees on scenic roads in Town 10 feet below PSNH lines and 15 feet above and explained the clearance over the lines are taken into account, 8 feet to the side of the lines, 20 feet from the line will not come out unless it poses a threat and if a tree is larger than 4 inches unless it’s diseased if they have to remove more than a third of the crown it would pose a threat of the tree to die. He stated they take down larger trees on a case by case basis, i.e. risk of the trees, number of people affected by an outage. Crane explained Aspline Tree Company will be doing the work in town.

Selectman Sott noted her concerns with the cutting and removal of trees that happened on Main Street last year and how much it changed the appearance of Main Street. She stated she would like reassurance that it won’t happen again. Crane explained the work being performed maintain existing lines is to remove what has grown in the past 5 years. He explained the work that was done last year is due to the fact poles had to be replaced on Main Street, which is not the reason for this work being done.

Crane explained there is a full time person, Adam Hollows, that will be contacting home owners by going door to door, and if no one is home he will leave a pamphlet that has a box for customers to check off and a refusal form for those who don’t want trees cut and that customer will contact on whether or not trees are in the right of way.

Colby asked how the process will be monitored if the homeowner is not home. Crane explained there will be two arborists involved; an Aspline person and a foreman on the crew where the trees are being cut for any questions the homeowner may have. Crane explained if the homeowner is not at home a flyer will be left for them with contact numbers for questions they have.

Morasco asked if there’s an option for making a spot for wood chips. Crane explained the wood chips are free and if people want them to let the work crews know. Selectman Sott asked Reinhold if the town could use the wood chips. Reinhold explained the town already has piles.

Mitchell referenced Scenic Roads, RSA 231:158-I.....once a road is designated as a scenic road.....it limits the state or municipality or a utility from cutting, damage or removal of trees, or tearing down or destruction of stone walls.....except with the prior written consent of the Planning Board.....exceptions if the road agent or Board of Selectmen determine that a tree is a public nuisance.....“tree” means any woody plant which has a circumference

of 15 inches or more at a point 4 feet from the ground.

Chairman Tillman advised Crane to meet with the Board of Selectmen also.

Resident William Carter asked if all residents will be contacted, and if there is authority on a two-rod road to cut even though a tree is not in the Town's right-of-way. Crane explained unless there is an easement PSNH would need the homeowners consent to go on the property. Crane explained there currently is a statute that passed on September 14, 2009, but do not have the authority and are hoping to get the landowner's consent. Crane explained if Aspline does not receive consent a refusal form is fill out and Crane or a worker will go out and speak with the landowner to find out what the problem is.

Highway Supervisor Dave Reinhold explained his concern is Aspline cut trees that were not supposed to be cut and left the debris on the road. Crane assured the Board that would not happen with his crew.

Resident Nancy Chase noted that the town loves the big old trees and is hoping that this will be a minimal cutting.

Chairman Tillman advised two weeks before cutting starts on a street the Town needs to be informed which trees will be removed, the trees that will be flagged, and the list brought into secretary. Crane agreed and informed the board cutting and trimming will be as specified in the letter.

Morasco moved, Selectman Sott seconded the motion to continue the hearing to October 22, 2009. The motion carried unanimously.

<u>PUBLIC HEARING:</u>	Site Plan – Holy Grail
Owner/Developer:	Dave Kennedy
Location:	64 Main St., Map 029 – Lot 244

Dave Kennedy came before the Board with his proposal. He showed a sketch for an additional parking area. He noted he was advised there were concerns over the winter with excessive parking. Kennedy explained they have added crushed stone to create an additional area to the south east corner of the lot.

Selectman Sott asked how the occupancy is. Kennedy explained the ratio is a 3 to 1 based on the occupancy when the plan was originally submitted. He explained he spoke with the State Line Seafood and the Post Office and stated they have no problem with parking once they're closed.

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

Chairman Tillman noted on the property adjacent the Holy Grail he would like an access way created to that property in case another business comes in. Kennedy explained he has no problem doing that and stated his only concern would be if this does happen that there are shared costs in snow plowing.

Next Kennedy explained he would like to add a rider on the bottom of the existing sign to show when the restaurant is open and showed examples of what he would like. He explained with this he can change out the sign to show different occasions, and stated it will not to exceed four square feet.

Selectman Sott moved, Colby seconded the motion to approve the additional sign of similar quality and materials and parking with the conditions stated and with the understanding that a floating shared access easement is a condition of approval, to be implemented by the applicant at the Board's request should commercial development occur on the abutting property to the south. The motion carried unanimously.

The LUPF was duly signed.

MINUTES OF AUGUST 27, 2009 FOR APPROVAL – Morasco moved, Colby seconded the motion to approve the minutes as amended. The motion carried unanimously.

CENTURY OAKS BOND #K07617914 (RIDER CHANGE) – FOLLOW UP LETTER, PER PB, FROM DENNIS KOCH & JONES & BEACH – Mitchell explained the project, Century Oaks is being done in two phases, and explained the next phase is right up to the major wetlands complex. Mitchell suggested taking this issue under advisement and meet with the developer to make sure the Town is protected. Mitchell advised he would like to have members of the Board present at that meeting. The Board agreed.

RPC DUES FOR PAYMENT – Morasco moved, Crowell seconded the motion to pay \$5,629.00 dues for 2009 to RPC. The motion carried unanimously.

ADJOURNMENT: The Board adjourned at 7:45 pm.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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