

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

**THURSDAY January 28, 2010**

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

**CALL TO ORDER**: Vice Chairman Morasco called the meeting to order at 6:00 p.m., and appointed Crowell to sit in for Tillman

**DISCUSSION**:

**Owner/Developer(s):** Proposed subdivision in North Epping  
Epping Land Partners, **Map 5 -Lot 29**  
Jeremy & James Thayer **Map 11- Lot 12**  
Jeremy & James Thayer **Map 11- Lot 15**  
Jeremy & James Thayer, **Map 11- Lot 16**

Vice Chairman Morasco informed Thayer the board has not seen the plans and informed him that Mitchell will have to go over the plans and get back to the Board with his comments. The Vice Chairman asked Thayer to continue on with the proposal.

Jerry Thayer, Dave Garvey, and Mike Fouchard came before the Board to explain the proposal. Thayer stated he owns part of the site, another part is owned by Epping Land Partners that border the Lamprey. Thayer explained the proposal is to subdivide part of this land for residential housing, with some of the conservation groups looking to purchase some part of the parcels. He explained after speaking with the wetlands bureau they commented that the Town has not put together a comprehensive plan for wetlands, and that the Town has used up all their wetland permits.

Garvey explained there is a parcel of land out back with a significant distance to Route 125, and noted the Town's regulations state there needs to be two accesses in order to have a subdivision of this size. Garvey explained there would also be a significant wetlands permit needed.

Thayer questioned if the Town be receptive with a cluster development and they would work out easements.

Thayer handed out multiple copies of information regarding this piece of property, and Fouchard spoke about the range ways.

Selectman Sott informed Thayer this proposal would need to go before the Board of Selectmen regarding the Class VI road, after he meets with Mitchell who will go over all the documents submitted. Thayer agreed, and explained as far as the two access roads he and Garvey spoke with the police and fire. Thayer explained the fire department and police were fine with one access route.

Dwyer asked if they would be improving the Class VI from the intersection of North River Road to Dimond Hill and French Hill Road. Garvey stated that is correct. Dwyer noted there would be a loop off of Dimond Hill Road and an access point to 125 off Dimond Hill Road. Garvey stated that is correct.

After a somewhat lengthy discussion, the Board directed Thayer to meet with Mitchell, and also the Board of Selectmen. Thayer thanked the Board.

**PUBLIC HEARING**: Site Plan with Waivers

**Owner/Developer:** Tropic Star Development, LLC  
**Location:** 26 Calef Highway, **Map 036 – Lot 029**

Wayne Morrill, Gary McCoy, Architect Brice Hillman, Jeff Gove, and Herb Cummings came before the board with the proposal. Morrill explained this is a parcel owned by DML Auto, and back in 2004 this piece of property had a Lot Line Adjustment to allow the five lane entrance road into the Brickyard Square with that lot line adjustment this parcel was brought down to 1.3 acres of land, and two curb cuts were granted along the Brickyard Square entrance; a 44 access across from Burger King and the second in the rear of the property. Morrill explained what was also granted was some drainage easements, sign easements, landscaping, etc.

Morrill showed where the curb cut was eliminated across from Burger King, and kept the existing curb cut on Route 125 as the existing entrance. Morrill explained this is a development for a 13,225 square foot CVS with 58 parking spaces, sidewalks along the front and along the side of the building, a drive through canopy and dumpster in the rear. He explained in 2009 they received a variance for relief for the canopy distance of the side setback. Morrill spoke about the drainage flow that goes into the catch basin into the rear ponds. Morrill explained they will be taking the roof drainage brining it off the back of the site into a 4,000 gallon cistern that will be used for irrigation to the site. Morrill explained they made agreements with the developer of the brickyard developer to go onto that piece of property for landscaping and maintain it with the irrigation tanks. He explained they are asking for a waiver for the amount of open space, and noted they are at 20 points on the sustainable energy, which is well above the 15 that is required. He explained the water line will provide a 6" pipe that will provide fire suppression. Morrill stated there will be an LP gas tank out back and explained they added solar lights on the site at the back to increase the foot candles to give more light to the back. He explained they are creating a future connection to the Mobil site, and they will incorporate brick from the site into the building.

Bryce Hillman explained the architecture of the building with some colonial elements with gables on two faces of the building. Hillman stated there are four signs on the building, a TPO roof, and on the rear the compactor cedar enclosure, a drive through, pitched roofs, a smaller sign over the cedar enclosure.

Crowell asked about the drive through, if it's accessed from the brickyard. Hillman stated it is.

Gary McCoy came before the Board to discuss the signage package. McCoy showed the east elevation with a set of CVS signage letters internally lit with LED lamps and noted that all the signs light up in that fashion. He showed one set of letters on the east side, on the south elevation, another set at the Pharmacy, the west side has a small set of letters, and the north elevation CVS pharmacy lettering that is visible from 125. He explained they are proposing a free standing sign and noted with the code change the reader board is out of the question. He stated they would like to propose a 30 foot high sign to match the height of other signs in the vicinity and would omit the reader board. McCoy showed the free standing sign which is actually five feet below the canopy.

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

Morrill added he would like to thank Mitchell for all his help on this proposal. He explained this is the first TPO that CVS is doing.

Dwyer asked if there is going to be a left-hand turn on the 125 entrance. Morrill explained they met with DOT and are waiting for their recommendations. He explained the signage in the site to say 125 north. Dwyer stated he would like to see a right in, right out sign for safety reasons.

Dwyer stated he has concerns about the drive thru with cars using it to get to the Brickyard and sees it as a potential hazard. Morrill explained Dwyer's concerns were looked at and to change the flow of traffic there would be a problem getting trucks into the site.

Colby stated drivers are going to learn the traffic pattern, although concurs with the problem that Dwyer spoke of.

Vice Chairman Morasco suggested putting a stop sign and a cross walk at that area to slow traffic down, which may be an impediment to keep people from using it. Morrill explained they will look at putting a no thru traffic sign up.

Crowell asked what the plan is for snow removal. Morrill explained it will be moved to edge of pavement and trucked off site.

Morrill explained they will add a side walk with a cross walk at the right front side of the store. The idea is to tie the site into the brickyard square site and the RT 125 sidewalks.

Next the Board reviewed the waivers for:

- Article III – Design Standards, Section 24 – Parking, A.1 – Number of Spaces, to reduce the number of spaces from the required 66 spaces to 58 spaces provided.

Dwyer moved, Colby seconded the motion to approve the waiver. The motion carried unanimously.

- Article III – Design Standards, Section 25 – Parking lot Design, C – Parking Space Dimensions, to decrease the size from the required to 10' x 20' space to 9' x 18' space. Three 8' x 18' handicap spaces to meet ADA requirements.

Dwyer moved, Crowell seconded the motion to approve the waiver. The motion carried unanimously.

- Article III – Design Standards, Section 32 – Landscaping, A – Buffer Areas, to maximize parking for the proposed development, parking within the building setback. The project will have substantial landscape installed from the parking to the property line to enhance the aesthetic view.

Dwyer moved, Crowell seconded the motion to approve the waiver. The motion carried unanimously.

- Article III – Design Standards, Section 32 – Landscaping, B – Greenspace, to reduce the greenspace from the required 25 percent to 15 percent.

Dwyer moved, Crowell seconded the motion to approve the waiver. The motion carried unanimously.

Vice Chairman Morasco addressed items discussed for the conditional approval:

- compliance document submitted
- No LED, and the height of the sign

Dwyer moved, Colby seconded the motion to approve the sign at 35 in height. The motion carried unanimously.

Dwyer moved, Crowell seconded the motion to accept the signage all the other and removing the LED sign accept signage. The motion carried unanimously.

Dwyer moved, Crowell seconded the motion to approve the CVS site with all comments noted. The motion carried unanimously.

**MINUTES OF JANUARY 14, 2010 FOR APPROVAL** – Dwyer moved, Colby seconded the motion to approve the minutes as submitted. The motion carried 4 – to – 1 with Selectman Sott abstaining.

**NON PUBLIC IN ACCORDANCE WITH RSA 91-A:3(II)(E)** – at 7:25pm  
Selectman Sott – yes

Colby – yes

Dwyer – yes

Crowell – yes

Morasco – yes

Dwyer moved, Colby seconded the motion to come out of the non-public session at 7:40pm. The motion carried unanimously.

Dwyer moved, Crowell seconded the motion to seal minutes of the non-public session. The motion carried unanimously.

**ADJOURNMENT**: The Board agreed to adjourn at 7:45 pm.

Respectfully Submitted,

Phyllis McDonough  
Planning Board Secretary

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