

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

THURSDAY March 25, 2010

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

CALL TO ORDER: Acting Chair Morasco called the meeting to order at 6:00 p.m.

CORRESPONDENCE FROM BRIAN REED (ALTERNATE POSITION TO THE BOARD) – Brian Reed came before the board requesting to sit on the Board as an alternate, and noted he cares about the growth of Epping. He explained he currently serves on the Epping Recreation Commission and has served for four years.

Selectman Sott moved, Colby seconded the motion to appoint Reed to serve for one year as alternate. The motion carried 4 - 0.

Morasco congratulated Crowell on his election to serve as a voting member to the Board.

DISCUSSION:

	WalMart Seasonal Coral
Parties	Barbara Stewart, WalMart seasonal lawn & garden coral
Location:	Fresh River Road Map 029, Lot 283

Morasco noted he would like to thank WalMart for helping out during the storms.

Barbara Stewart came before the Board and explained last year WalMart was going to come to the Board to do a permanent site plan for the coral on their site. She explained the company does not want outside corals any longer stating some of the other WalMarts did not put their best foot forward in keeping up their sites. Stewart explained in retail merchandise is bought a year prior, so WalMart said this year they could have a coral and would like use of the coral for another year.

Morasco stated he would like to do a site walk as he did last year. He asked Howard if Stewart should come back with a plan for a public hearing. Howard stated if the plan was to go larger she would advise to have a public hearing, although going smaller she does not see that a hearing would be needed.

Selectman Sott offered to do the site walk on Friday morning at 9:00.

Selectman Sott moved, Crowell seconded the motion to approve the same stipulations as last year, or smaller, for the outdoor coral with emphasis on landscaping and outdoor trash. The motion carried 4 - 0.

PUBLIC HEARING: Site Plan, Change of Use - Mike Curley

Owner:	James Jossick
Location:	Old Hedding Road, Tax Map 023 – Lot 090

Chairman Tillman arrived and read notice for the hearing. There were no abutters present.

Mike Curley came before the board with his proposal for a re-upholstering business.

Howard explained she did a drive by of this site and noted there were some plantings, and that pavement for the

driveway required in previous approval will start when the asphalt plants open. She explained there is a temporary CO that will expire May 1st. Howard informed the board the trees that were agreed on have not been planted as of yet.

Morasco asked about hours of operation. Curley stated 7:00 am to 5:00 pm.

Howard asked if there will be any painting done on the vehicles. Curley stated no painting or paint stripping. Curley explained he handles only a few cars a month, the turnaround can be anywhere from two weeks to three or four months and will not have a lot of traffic.

Chairman Tillman asked if all vehicles are kept indoors. Curley stated they are. He stated the only car outside will be his own.

Chairman Tillman moved, Morasco seconded the motion to approve the site plan with the conditions that all storage and vehicles indoors, and no site plan changes and no paint stripping. The motion carried unanimously.

DISCUSSION: Escrow fees

Mitchell explained statute RSA 676:4 authorizes the Planning to collect fees/escrows on applications, which are to offset the expenses that the Town undertakes to process, as long as the planner can quantify the hours on a significant application.

Mitchell offered the motion as follows:

The Epping Planning Board ratifies and continues the practice of collecting and escrowing fees, authorized by RSA 673:16, from applications and developers for the purpose of covering expenses lawfully imposed as part of conditions of approval or as required upon an applicant for inspections, additional document review, and other studies. Whereas the Town of Epping has now hired full time staff, these funds will continue to support payment for outside consultants (as authorized by 676:4(I)(g)) and will be used to reimburse the general fund for the apportioned share of Town Staff that is spent exclusively on a particular application or conditions of approval. The Board designates the Town Planner as the agent to collect and disburse these funds.

Chairman Tillman informed Howard anything that is above and beyond the ordinary amount of time that's required for an application and that Howard would be responsible to keep track of the time for those reviews. Howard stated she will bring back to the board the process she will use after speaking with Lisa Fogg, Town accountant.

Morasco stated that a minor application should not be charge too much. Chairman Tillman explained those fees for smaller applications are in the Town's regulations.

Chairman Tillman explained this is not an impact fee, and are not negotiated fees in lieu of developer addressing requirement such as recreation; only fees the board is charging to recover the costs of inspecting/reviewing application.

Morasco moved, Crowell seconded the motion to adopt the language dated 3/25/10, the motion discussed, and also that the board designates the Town Planner as the agent of the monies collected and disbursed. The motion carried unanimously.

INVOICES FOR PAYMENT -- Morasco moved, Colby seconded the motion to pay the invoices for CORE 2:

Gatchell Excavation, Inc. in the amount of \$7,700 and Ayer Electric, with Marathon paying \$500 leaving the Town to pay the balance of \$1,048. The motion carried unanimously.

Mitchell explained Marathon is coming in to collect the unused Co-gen unit next month and will charge a re-stocking fee and will refund the Town the remainder.

SEALED MINUTES: Chairman Tillman explained Town attorney advised the board to unseal the last two non public meeting minutes of 1/28/10 & 2/25/10 regarding ITW.

Morasco moved, Selectman Sott seconded the motion to approve the non-public minutes of 2/25/10. The motion carried unanimously.

Morasco moved, Selectman Sott seconded the motion to unseal both sets of minutes. The motion carried unanimously.

MINUTES OF 01/28/10 FOR APPROVAL -- Chairman Tillman moved, Morasco seconded the motion to approve the minutes as amended. The motion carried unanimously.

MINUTES OF 02/25/10 FOR APPROVAL – The minutes of 2/25/10 will be addressed at the next meeting.

REORGANIZATION -- Morasco moved, Colby seconded the motion to continue the board as it sat last year with Crowell sitting in for Dwyer. The motion carried 4 – to – 1, with Morasco abstaining.

LETTERS TO IRVING AND BP – Mitchell informed the Board he has written a letter to Irving and BP/Getty, regarding sign issues.

The Board presented Mitchell with gift of appreciation for his dedication and hard work he has done for the Town.

Mitchell explained he has been with the Town for ten years and thanked the Board for allowing him to work with them. He explained when he is picked to do conferences he brings up the Board on how they treat “the people” with respect. Clay stated working with the Board has been a pleasure.

ADJOURNMENT: The Board agreed to adjourn at 7:15 pm.

Respectfully Submitted,

Phyllis McDonough
Planning Board Secretary

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