

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

THURSDAY June 24, 2010

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

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

DISCUSSION: Mike Gerhardt College Street Partners – re: Exeter Hospital Site

Mike Gerhardt came before the board to explain the proposal for a site on Route 125. Gerhardt noted the proposal is for Exeter Hospital to develop a medical facility. Gerhardt stated he would like to address the aquifer overlay district, the zoning of the site which is in two zones, and the access to Mill Street.

Joe Coronati explained this site has a gravel drive and curb cut off Rt. 125 with a turnaround area and out to Mill Street. Coronati explained the site is approximately $\frac{3}{4}$ back from Rt. 125 in the Highway Commercial zone which is 400 feet from 125 and part of the site is in the High Density Residential, and eventually would like to declare the whole site as Highway Commercial. Coronati explained the entrance on Mill Street lines up with Pike Street and would make for a good access to the site for local residential traffic. He noted in the past there was some contention with access to this site and the difference is a medical facility compared to the previous proposal. Coronati explained there is plenty of room to buffer and stated the entrance at Mill Street which is 120 feet wide. Coronati explained the site slopes from the north to the south, and noted there is a small wetland area. Coronati explained the aquifer zone is over Rt. 125 up to Old Hedding Road and Rt. 87. He stated the aquifer zoning information notes only 10 percent lot coverage allowed in the aquifer zone, however if in aquifer zone D is an exception and allows greater coverage.

Morasco questioned where the position of the building would be. Gerhardt explained they met with the state about the access from Route 125 for drive to be moved further north. He stated the building would be in the center of the site. Morasco stated the Board will be looking at the access to Mill Street and how abutters feel.

Chairman Tillman asked what the facility would consist of and what the hours of operation would be. Gerhardt explained the facility will consist of medical office, family medicine and pediatrics, labs, doctors seeing patients, and specialists x-ray outpatient.

Rob Corsen stated they would not have Sunday hours unless there was an outbreak of an illness as there was in the past with the swine flu.

Chairman Tillman stated he would love to have this type of facility come into Town. He what he is interested in seeing when the application comes before the Board is volume in numbers, lighting, traffic, and a way to keep the residents’ quality of life comfortable. He stated he is not sure on the left in, left out onto Rt. 125. Gerhardt explained a short deceleration lane is being discussed with DOT.

Selectman Falcone advised Gerhardt that the State explained that the medium island is going to be extended along that part of 125.

-
-
DISCUSSION: Rob Graham (workforce housing project)
Location: Route 125

This discussion was cancelled.

DISCUSSION: Antonio Oliveira Town House Pizza (outside seating)
Location: 175 Main Street, **Map 029 – Lot 130**

Antonio Oliveira came before the Board to request outdoor seating at Town House Pizza. He showed photos to the Board where the proposed seating would be in the front and side of the restaurant.

Howard explained the request for seating along Main St. would be a safety issue. Oliveira would have a fence.

Crowell does not think the Main Street side has enough room for seating. Morasco concurred, and explained during the initial site plan it was stated there will is not be parking out front and suggest Oliveira review the plan with Howard.

DISCUSSION: Rick St. Jean & Dick Fisher, Class VI Road
Location: Witham Road **Map 034 – Lot 044**

Dick Fisher and Rick St. Jean came before the board regarding a 20 acre parcel made up of two preexisting parcels. Fisher showed the front which is on Route 101, the back and to the right is the B&M Railroad and to the right is Depot Road. Fisher explained the State of New Hampshire when built 101 cut off some frontage and to remedy that they put in a service road and the service road is a Class VI road not maintained by the Town. Fisher explained he had a survey done and he does have frontage on Depot Road, Witham Road, and frontage on Rt. 101, approximately 1500 feet with no access. Fisher explained the solution is to build a road into Depot to create frontage for the first lot then move the lot line on the second lot. He showed on a plan to build approximately 800 feet of road into Depot Road, and last 150 feet on the right would be the second lot, and 50 feet at the end of the road would give the second lot 200 feet of frontage to make a conforming lot. Fisher stated there are not thoughts of subdividing.

Howard noted she received a letter from David Price stating there are wetland issues with the property, Fisher explained a soil scientist has marked all the wetlands and David Price checking the site out.

Fisher explained the surveyor identified 23+/-feet between two points on Depot Road that was property of the B&M Railroad then he identified 27 feet width on the angle of Witham Road which gave him 50 feet. Fisher stated the State of NH left the triangle which was created in the front for access which gives him 100 feet.

Selectman Falcone explained the Board of Selectmen asked Fisher to come in with a definitive plan. Selectman asked to see a copy of the letter from the State and the deed from Mr. Burns. Fisher stated he has a deed from Mr. Burns for a 50 foot right-of-way to go for a road to go from Depot Road to across his property into Fisher's property. Fisher stated a road needs to be built to specifications to build frontage, and is the reason he's before the board.

Morasco was asked about the pump house. He explained the pump house has been there since 2001 and a well that was drilled last year to service whatever it is he does on his property.

Howard asked Fisher what he wants to do with this site. Fisher explained he would like to finish the chicken house, put a residence on the property, and two koi ponds on the property. He stated he is looking to do mitigation as part of the permit to fill, all of which has to be approved by David Price's agency.

Selectman Falcone asked if this will be used as a commercial site. Fisher stated he called the commissioner of agriculture who sent him material that raising koi fish is agricultural. Selectman Falcone asked if he is selling the fish. Fisher stated he is. Selectman Falcone asked to see a copy of that letter. Fisher stated he would get one to the board.

Crowell asked Fisher if he's already bought the chickens. Fisher stated he has and they're being raised at another location due to his stop work order.

Chairman Tillman stated the objective of this discussion is to discuss a Class VI road because the lack of frontage created problems. Howard explained the confusion is with the amount of frontage what rule is being recited. Howard explained he needs 200 feet of frontage to build a structure on a Class VI road. Chairman Tillman stated Board needs to look over the options, and explained it doesn't seem right to put in an 800 foot road to get frontage.

Howard explained Ratigan is researching the file on Fisher. Fisher stated he thought with an agricultural business frontage was not an issue. He explained he does own 23 feet of frontage, the state set the triangle piece aside to give frontage, and just bought 50 more feet.

Howard asked Fisher if he would get to her all the documentation he spoke about. Fisher agreed to do so.

PUBLIC HEARING

Site Plan

Owner/Developer:

Cory McPhee, Zampa's Restaurant

Location:

8 Exeter Road, **Map 030 – Lot 044**

Joe Coronati explained the site now consists of a small restaurant with a small parking lot. He reminded the Board of a lot line adjustment that was approved last year, and would now like to extend the parking area and move the entrance further from Rt. 125 so that the parking will be closer to the door. Coronati explained the proposal is for 51 parking spaces with 2 handicap spaces. He showed the sign location near the entrance. Coronati explained with the construction of the parking lot there is a retention pond for storm water which travels back to the river. Coronati noted there will be no change to the utilities, and stated there is a small space to do the landscaping with ornamental grass as there are power lines and would not be able to plan anything tall. Coronati explained the lights will be low wattage.

Howard stated the only comment she has is there is no dumpster noted on the plan, and also asked about the sign. Coronati showed where the dumpster is on the plan and explained the sign will be same.

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

Howard asked about the wetlands permit. Coronati stated there are no wetland impacts because of the

proximity, although there is a conditional permit use that is needed.

Chairman Tillman explained given the nature of the property and the drainage treatment area that's provided he would support a motion on the conditional use permit.

Chairman Tillman moved, Selectman Falcone seconded the motion to approve the conditional use permit. The motion carried unanimously.

Chairman Tillman moved, Morasco seconded the motion on the approval for the new parking, a sign at the new entrance way unless there's a new sign, the lighting and to show the dumpster; the new building not a part of the plan or approval. The motion carried unanimously.

DISCUSSION: Correspondence from Atty. Derosier – re: ITW Settlement agreement
Location: 103 High Road, **Map 4 – Lot 11**

Morasco asked if the Board will have a voice in the design of the tower. Chairman Tillman explained the tower settlement itself includes the provision of a monopole.

DISCUSSION: Adoption of PB Fees

Howard presented the change for subdivision fees to the Board. The change will be \$175.00 for a boundary line – adjustment application fee plus \$175.00 per lot fee.

Selectman Falcone moved, Crowell seconded the motion to adopt the new application fees. The motion carried unanimously (attached to minutes).

FEE PAYMENT WORKSHEET
Subdivision Application - Schedule of Fees

All Planning Board and Engineering fees SHALL be paid prior to being scheduled for the first Public Hearing. Additional fees may be required by the Planning Board for administrative expenses and for special investigative studies, review of documents, and other matters which may be required by particular applications. The applicant shall pay the fees outlined as follows:

Application Fee:

This fee is assessed pursuant to RSA 676:4(I)(g) to off-set general administrative expenses associated with the processing of an application:

Subdivision - Application Fee	\$300.00
Boundary Line - Adjustment Application Fee	\$175.00

Plus:

Per Lot Fee	\$175.00 per lot
	_____ X \$175 = _____

Notice & Recording Fee:

This fee is assessed pursuant to RSA 673:16 to cover costs of statutory notice requirements, recording of final plans and conditions of approval, and updating town and tax maps with new information as required by the application.

Abutter Notification Fee	\$10.00 per abutter _____ X \$10 = _____
Recording and Town Map Update Fee	\$50.00 per plan sheet _____ X \$50 = _____
LCHIP Fee	\$25.00

Check:

Made out to the **Town of Epping**

In accordance with RSA 676:4 I,(g), the Board shall also require an applicant to reimburse the Town for costs associated with special investigative studies. Such costs may be encountered in the following instances:

1. Any time expended by the Town Planner that is over and above those that are covered by application fees, including, but not limited to, time spent for technical review of plans, meetings with the applicant subsequent to application, and other reasonable expenses directly accountable to the particular application, will be recorded by the Town Planner. The Town Planner shall provide a detailed accounting of the extra time spent reviewing an application to the Town for purposes of proper billing.
2. Engineering review of plans, roadway design, drainage and stormwater management, and erosion and sediment control plans by an agent appointed by the Planning Board.
3. Periodic construction inspections and/or tests.
4. Witnessing of test pits by an agent designated by the Planning Board.
5. Legal review of documents associated with the application, including, but not limited to, easement language, deed language, and association documents.
6. Review of traffic impact analysis.
7. Other studies and/or review of studies reasonably required and associated exclusively with the application.

FEE PAYMENT WORKSHEET
Site Plan Review Application - Schedule of Fees

All Planning Board and Engineering fees SHALL be paid prior to being scheduled for the first Public

Hearing. Additional fees may be required by the Planning Board for administrative expenses and for special investigative studies, review of documents, and other matters which may be required by particular applications. The applicant shall pay the fees outlined as follows :

Application Fee :

This fee is assessed pursuant to RSA 676:4(I)(g) to off-set general administrative expenses associated with the processing of an application:

Minor Review - Application Fee	\$150.00
Full Review - Application Fee	\$300.00

plus:

\$100.00 per each 1,000 square feet of building
 _____ x \$100.00 = _____

Notice & Recording Fee :

This fee is assessed pursuant to RSA 673:16 to cover costs of statutory notice requirements, recording of final plans and conditions of approval, and updating town and tax maps with new information as required by the application.

Abutter Notification Fee	\$10.00 per abutter
	_____ X \$10 = _____

Recording and Town Map Update Fee	\$50.00 per plan sheet
	_____ X \$50 = _____

LCHIP Fee	\$25.00
-----------	---------

Check:

Made out to: **Town of Epping**

In accordance with RSA 676:4 I,(g), the Board shall also require an applicant to reimburse the Town for costs associated with special investigative studies. Such costs may be encountered in the following instances:

1. Any time expended by the Town Planner that is over and above those that are covered by application fees, including, but not limited to, time spent for technical review of plans, meetings with the applicant subsequent to application, and other reasonable expenses directly accountable to the particular application, will be recorded by the Town Planner. The Town Planner shall provide a detailed accounting of the extra time spent reviewing an application to the Town for purposes of proper billing.

2. Engineering review of plans, roadway design, drainage and stormwater management, and erosion and sediment control plans by an agent appointed by the Planning Board.

3. Periodic construction inspections and/or tests.
4. Witnessing of test pits by an agent designated by the Planning Board.
5. Legal review of documents associated with the application, including, but not limited to, easement language, deed language, and association documents.
6. Review of traffic impact analysis.
7. Other studies and/or review of studies reasonably required and associated exclusively with the application.

MINUTES OF 04/22/10 FOR APPROVAL – Chairman Tillman moved, Selectman Falcone seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF 05/27/10 FOR APPROVAL – Selectman Falcone moved, Crowell seconded the motion to approve the minutes as amended. The motion carried unanimously.

LOT MERGER FOR SIGNATURE – The lot merger for Tax Map 23 - Lot(s) 52 & 53 on North River Road was duly signed.

JOSSICK -- James Jossick came before the Board to speak on the issues with his site at Route 125 and Old Hedding Road. He stated he has a potential for a health club and water & sewer along his site. He stated he is looking for an extension on the paving of his lot. Howard explained the site has a temporary CO and what needs to be done is the temporary rocks need to be removed and replaced with grass, make the driveway smaller and paved.

Coronati explained water & sewer is coming along this site and with this would like to have an extension to resolve all outstanding issues with the site plan.

Howard asked what happens if the tenant does not come in, is there a time frame for this to be done. Jossick noted the site will be paved in 30 days.

Chairman Tillman asked Howard how she felt about Jossick's response. Howard stated she is fine with the 30 days.

AUTO SPORTS -- Letter from Roy Hurlbert on Auto Sports regarding the site and pavement issues. Howard stated the part of the approval said there would not be vehicles parked off the pavement. Howard stated the plan on phase two shows entire parking lot being paved.

After questions and concerns from the Board on the issue of parking and paving, what the will of the Board was, Howard stated she would further review the minutes and plan.

SIGSAUER -- Selectman Falcone explained she's received calls from the neighbors stating they would like written input from the Board on their field trip to SigSauer. Chairman Tillman explained the board was not sufficiently foresighted in what they allowed 20 years ago and what's been allowed and the board has to live with the decisions. He stated he does not know if this Board has any options. Chairman Tillman directed Howard will become more familiar with Sig with sound monitoring which is a long, slow process.

Howard explained the people from Sig are to notify her and the neighbors when they will shoot the .50 caliber. The Board agreed to do a field trip when shooting .50 caliber.

Chairman Tillman noted there are several other shooting areas in that vicinity and sometimes when there is shooting on those sites SigSauer are the ones blamed.

ESCROW: Chairman Tillman moved, Colby seconded the motion to move any remaining funds from the escrow fund for Duper of \$158.00 to the general fund. The motion carried unanimously.

ADJOURNMENT: The Board adjourned at 8:15pm.

Respectfully Submitted,

Phyllis McDonough
062410pbmin.doc pg.1-8