

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

**THURSDAY July 22, 2010**

**PRESENT** – Greg Tillman, Steve Colby, Dave Crowell; Selectmen’s Representative Karen Sott; Alternates Brian Reed & Dave Reinhold; Planner Brittany Howard; Secretary Phyllis McDonough.

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

**PLEDGE OF ALLEGIANCE:** Howard explained she was asked why the Planning Board is the only board not to do the Pledge of Allegiance.

Selectman Sott moved, Crowell seconded the motion to stand for the Pledge of Allegiance before every meeting. The motion carried unanimously.

**DISCUSSION:** Charlie Goodspeed – bike shop  
**Location:** 68 Old Hedding Road, **Map 023 – Lot 090**

This discussion did not occur as Goodspeed did not attend the meeting.

**DISCUSSION:** Jim Jossick  
**Location:** 68 Old Hedding Road, **Map 023 – Lot 090**

Chairman Tillman joined the meeting and Reed resumed his position as alternate.

Joe Coronati and Chris Webster came before the Board with the proposal. Coronati explained the proposal is to move the entrance to the site 50 feet to the west and to add a parking lot to the west for approximately 26 cars. Coronati explained there will be a dumpster on site grading and drainage when this proposal comes back before the board. Coronati explained they will be back before the Board for site plan approval and change of use.

Webster explained he is interested in the area of 5,000 square feet at the back of the building for a health club and has site improvements to provide for parking. He explained approximately 2/3 of the club will be open with a platform of cardio equipment, circuit training and free weights. Webster explained the other 1/3 of space will be a 20 x 40 studio for aerobics and palates, two locker rooms with a couple of showers, two lockers rooms, a front desk and a play care area.

Coronati spoke of the new water and sewer along Route 125 and stated they

look at connecting to sewer, although not sure of water. He explained part of the plan on the paving will be when they come back before the board.

Howard asked for a time frame of when the application will come back to the board. Coronati explained they are going to try to have an application before the Board at the August meeting.

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

Antonio Oliveria explained to the Board he is looking to have tables outside of his pizza business on the left of the property. Oliveria showed the plan where the proposed seating will be.

Howard explained since this is temporary he doesn’t need to come in for a public hearing. Oliveira explained he is looking to have two tables outside.

Tillman asked how many parking spaces the seating eliminates. Howard explained there’s only parking along the fence.

Crowell stated he is concerned with the safety with a car backing up toward the seating area. Oliveira explained it will be a fenced in area.

Selectman Falcone moved Colby seconded the motion to approve the seating up to three tables with a traffic barrier. The motion carried unanimously.

**DISCUSSION:** John Clark (Auto Collision site)  
**Location:** 45 Exeter Road, **Tax Map 030 – Lot 076**

This discussion was cancelled by Clark.

**PUBLIC HEARING** Site Plan (architectural for Movie Theater)  
**Owner/Developer:** Waterstone Retail Development  
**Location:** Calef Highway, **Map 036 – Lot 028**

Wayne Morrill and Doug Richardson from Waterstone Retail submitted architectural plans and traffic plans for DOT. Morrill explained they have site plan approval and approval from DOT for the use. Morrill explained they are before the Board with architectural. Morrill showed where the cinema will be situated and the change to the entrance so the cinema will have their own entrance at the end to be able to maximize the parking on the side and the front. Morrill explained they have modified the retail boxes in front of the cinema and advised the square footage will not change. He explained they are currently working with other tenants to fill the retail spaces.

Richardson explained the cinema will have 12 auditoriums, all stadium seating, all digital projection and sound, and have widened the auditoriums with wall to wall screens as well as six (6) of the auditoriums will have 3-D. He explained, in terms of the architecture originally the entrance was in the front. He explained the site runs on 45 degrees and to enhance the structure the entrance has been moved to the side of the building. He explained the retail in the front has not changed, and showed a small outdoor seating area. Richardson showed the building will have the same color brick as Market Basket and same earth tones. Richardson noted the tower is 55 feet high and the building is approximately 45 feet high. He showed a large canopy in front with an enclosed vestibule which is included in the measurements. Richardson explained the store fronts have a combination of brick piers as well as the efface material, which is a sanded finish. Richardson explained there will be no exposed neon on the exterior.

Chairman Tillman asked how the height compares to the height of Market Basket. Richardson stated is between 26 to 30 feet on the main line and the tower is 45 feet. Richardson noted the stores in the middle will be consistent in height with the 35 foot allowance. Richardson explained the reason why the retailers are in front is to reduce some of the mass of the theater box.

Howard questioned the 55 feet height, and stated the Town requirements allowed 55 feet for a building and cupolas or elements to go beyond. Howard noted fire and police have no problem. Howard explained Mike Wallace from the police department informed her O'Neil's are working with the department and have agreed to have police patrol during premiers, the summer, midnight showings, Thanksgiving and Christmas.

Morrill explained they've dedicated spaces as a drop off area in front of the cinemas as a safety precaution, requested by Mike Wallace for parents to pick up children. Richardson explained they would like add O'Neil Cinema sign on the side of the building with internally lit illuminated with LED lighting, not exposed, and recessed lighting on the side. Richardson explained they will put together an architectural lighting package.

Tillman moved, Crowell seconded the motion to approve the architectural and incorporate the agreement with the police in the overall approval. The motion carried unanimously.

**PUBLIC HEARING** Site Plan (workforce housing)  
**Owner/Developer:** Route 125 & 101 Investments  
**Location:** Fresh River Road, **Map 029 – Lots 283-5, 283-6, 283-7**

This hearing was continued to the August 26<sup>th</sup> meeting.

**MINUTES OF 06/24/10 FOR APPROVAL** – The minutes will be discussed at the August 26, 2010 meeting.

**PLANS FOR SIGNATURE (CVS)** – The plans were duly signed.

**ADJOURNMENT:** The meeting adjourned at 6:50 PM.

Respectively Submitted,

Phyllis McDonough  
 Planning Board Secretary

**NOTE: THE NEXT MEETING WILL BE HELD AUGUST 26, 2010 at 6:00 p.m.**

072210pbmin.doc pg.1-3