

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

THURSDAY September 23, 2010

PRESENT – Greg Tillman, Dave Crowell; Alternate Dave Reinhold; Planner Brittany Howard; Secretary Phyllis McDonough.

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

PUBLIC HEARING: Change of Use

Owner/developer: Servco, Inc, d/b/a Balmoral Holdings

Location: 45 Exeter Road, **Tax Map 030 – Lot 076**

Chairman Tillman read notice of a hearing for a change of use by Jim St. Jean. Abutters present: Thomas & Brenda Weisensee.

Jim St. Jean, Jay St. Jean, and John Clark came before the board with the proposal. Jim explained they own the building at 45 Exeter Road where they are proposing to do auctions, mostly real estate. Jim explained they have started landscaping, and have a building permit to make more office space.

Jay explained they do onsite auctions although will not hold weekly auctions. He explained the offices are administrative with nine employees, five of them full-time.

Chairman Tillman asked Howard how she classifies this proposal. Howard noted this is a retail business. She explained the building permit is to finish off the existing deck so the footprint will not be changed.

Crowell asked if there are any thoughts on changing the roof. Jay stated they would not be making any changes to the roof.

Abutter Thomas Weisensee explained he lives across the street from this site and asked if the light on the sign on the side of the building, that has a bright light and left on all night, could be turned off.

Abutter Brenda Weisensee also asked about turning off the light and asked how large the trucks are that will be accessing the site and if there will be truck traffic to the site at night. Jay explained there is no weekly flow of trucks, and they would only bring in truck loads that have goods for an auction, which would be made during the day. Jay explained they haven't done an onsite liquidation auction since 2006. Jay explained the lighted sign will be dealt with. The Chairman stated the light needs to be on a timer and dimmed.

The Chairman advised that the previous application will have to be looked at to see if there was an approval on that sign and if not informed St. Jean they will have to come back before the Board for an approval on a sign.

Jim St. Jean informed the board the fence around the property will be painted white.

Howard stated she does not see a problem with parking on the grass providing auctions aren't held all the time. Chairman Tillman stated if auctions start every night parking will have to be address.

Chairman Tillman asked, in terms of auctions in the next three years, approximately how many auctions will be held. Jay stated approximately two a month. Chairman Tillman asked how many cars the site would hold. Jay explained approximately 60 to 70 cars and if there is an onsite auction they could get approximately 100.

Jim explained an average auction lasts approximately 2 ½ hours. The Chairman stated if there are more than two a month the parking will need to be addressed. Chairman Tillman asked if the auctions are inside or outside. Jay stated there could be a combination of both and that they are held in the daytime.

Crowell asked about hours of business. Jay stated they are usually 7:00 am to 7:00 pm and some weekends.

Chairman Tillman stated if there are any architectural changes the plan will have to come back before the Board, parking sounds suitable, limited to 24 auctions a year and outside auctions will be held during the day.

Chairman Tillman moved, Crowell seconded the motion to approve the change of use with the conditions stated. The motion carried unanimously.

DISCUSSION: Zoning Regulation Workshop

Howard informed the Board the ordinances she will be working on: Aquifer District, Definitions, Article 11 Administration, and Flood Plain.

Chairman Tillman asked that she also look at coverage for impervious services.

Howard gave the Board an update on enforcement issues. Chairman Tillman noted two other sites to be looked at, Motor Sports 101 and Joe Duyon's on Route 125.

MINUTES OF 8/26/10 FOR APPROVAL – Chairman Tillman moved, Crowell seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF 06/24/10 FOR APPROVAL – Chairman Tillman moved, Crowell seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF 07/22/10 FOR APPROVAL – Chairman Tillman moved, Crowell seconded the motion to approve the minutes. The motion carried unanimously.

NOVEMBER & DECEMBER MEETINGS -- Will be rescheduled due to the holidays.

ADJOURNMENT: The meeting adjourned at 6:40 PM.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING WILL BE HELD OCTOBER 28, 2010 at 6:00 p.m.

092810pbmin.doc pg.1-3