

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

THURSDAY February 24, 2011

PRESENT – Greg Tillman, Mike Morasco, Steve Colby, Dave Crowell; Selectmen's Representative Karen Falcone; Alternate Dave Reinhold; Planner Brittany Howard; Secretary Phyllis McDonough.

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

Pledge of Allegiance to the Flag

DISCUSSION: John Hennelly Travel Top Truck Caps U-Haul
Location: 114C Calef Highway, **Map 029 – Lot 290**

Howard explained she will be contacting the landlord and Hennelly to inform them they need to be at the next meeting in March. Howard reminded the Board Hennelly was given a month to find another area to park the U-Haul's. She stated the number of U-Haul's parked on the site has decreased. The Board made it clear the U-Haul's are not part of the site plan. Morasco directed Howard to send a certified letter to Hennelly, U-Haul, and Miles Cook stating this is going back to 2009 with a number of site plan issues that have not been resolved and need to be resolved, and if this is a use that they would like to see on site they need to come before the board for a public hearing and at this point they need to remove all U-Haul's from the site, as well as stop putting 4-wheelers out by the road and to remove the sign off the back fence, and to check on the striping that was supposed to be on the pavement.

PUBLIC HEARING: Sign application
Owner/developer: CVS
Location: 26 Calef Highway (Route 125), **Map 036 – Lot 029**

Gary McCoy came before the board with the proposal. He explained on east elevation there is one bank of windows on the building. He stated they would like to complete the image by adding pharmacy and photo to those windows to read CVS pharmacy, and photo which is a total square footage 6.62 square feet.

Howard explained any signage change from what was already approved needs to come back before the Board.

Morasco moved, Colby seconded the motion to approve the window sign. The motion carried unanimously.

PUBLIC HEARING: 5-Lot Subdivision
Owner/developer: Dennis & Donna Mitchell
Location: 204 Old Nottingham Road, **Map 003 – Lot 028**

Chairman Tillman read notice of a 5-lot subdivision by Dennis & Donna Mitchell. Abutters present: Steven & Karen French, Patricia Van Wagoner, Alan & Maryjane Evans.

Ken Berry of Berry Surveying came before the board with the proposal. He explained this parcel consists of 16 ½ acres with an existing house and leach field, well, and paved driveway going in. The proposal is to subdivide the parcel into 5 lots leaving the remainder of the land around the existing house consists of 3.5 acres, leaving 4 lots to be subdivided; all lots to be serviced by individual wells and septic. He showed a Topo survey of the entire site and the wetland delineation, test holes, potential house locations, driveways for each of the lots and a number of existing cross culverts between this land and the other side of Old Nottingham Road, and Rollins Road. Berry stated they provided a driveway design for lots 1, 2, 3 and lot 4 which is relatively flat.

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

Berry showed on the plan the long strip of land that is being retained by the owners for the purpose of sale of the lot for the owner to build on lot 1. He explained the strip of land allows the owner to sell any of the other lots and have a contiguous area that's greater than 10 acres so the majority of the land will remain in current use and when the second lot is sold then the rest of the parcel would come out of current use.

Morasco asked about the driveway slopes. Berry noted the slopes are explained on the bottom of the plan.

Reinhold explained he doesn't have any problem with the driveways, but would like to meet on site to discuss 2 of them.

Colby inquired about lot 2, stating it doesn't show a culvert at the bottom and the other lots do. Berry explained looking at contours on old Nottingham Road there is a 2-16 contour which is the high point of the slope, and stated there is no need for a culvert in that area.

Morasco moved, Crowell seconded the motion to approve the plan. The motion carried unanimously.

<u>PUBLIC HEARING:</u>	Site Plan
Owner/developer:	Roman Catholic Bishop of Manchester
Location:	208 Pleasant St., Map 028 – Lot 042

Jeff Kevan with TF Moran came before the board with the proposal. Kevan showed the wetlands delineated by Mark West and HISS mapping. He explained the proposal is to add two story addition for office and meeting areas and a parking lot with a garage and a rectory residence. He showed a small wetland impact and showed a three bedroom home, will relocate the existing septic. Kevan explained the fire department talked about a driveway to go around the end of the storage building which is the best location for the septic system. He stated they agreed on a gravel fire lane in the back. He stated there are 300 seats in the church, office space and meeting area and 205 parking spaces required.

Kevan showed a future parking area to be used during peak times at Christmas and Easter and explained this was discussed it with Conservation Commission with it either being gravel or some type of grass pavers, although at these peak times it would not be good to plow a grass pavers.

Howard asked about the sign, and stated there is no sign plan in the package. Kevan stated they will have same sign and will show the relocation. Howard stated her other concern is all the parking spaces. Jan Rachael stated currently for Christmas Eve Masses and Easter morning Masses the extra cars park where they can, which is unfortunately along Route 27 and in the aisles of the regular parking areas. He explained they are trying to alleviate the parking along 27 and fire lanes.

Crowell asked how many parking spaces in total. Rachael stated 250.

Morasco asked about the Conservation Commission's comments. Howard explained they don't want to see the area paved, but left that decision up to the Board.

Morasco asked about the lighting. Berry explained they are adding shoebox style lighting that will be put on timers. Chairman Tillman stated that will be a condition of approval to have lights off when church is not in service.

Berry stated they are also requesting a conditional use permit to work within the buffer.

Tillman moved, Colby seconded the motion to approve the conditional use permit as the facts are minimal given the overall site, reasonable use for the site. The motion carried unanimously.

Morasco asked when the application comes back with the auxiliary parking it will also need a conditional use permit.

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

Tillman moved, Morasco to continue the gravel auxiliary parking portion on the application. The motion carried unanimously.

Morasco moved, Colby seconded the motion to approve with the lighting plan and signage to go to Brittany. The motion carried unanimously.

MINUTES OF 12/09/10 FOR APPROVAL – Falcone moved, Crowell seconded the motion to approve as amended. The motion carried unanimously.

MINUTES OF 1/13/11 FOR APPROVAL – The minutes of 1/13/11 will be reviewed at the 3/24/ 11 meeting.

ESCROW DEPOSIT \$1,500 REIMBURSEMENT -- ROUTE 125 & 101 INVEST., LLC – Howard explained this application was withdrawn and the applicant is requesting a refund. The Board agreed to reimburse the \$1,500 to the applicant.

Howard explained there is \$158.92 in an escrow account for engineering fees for the Dupere subdivision that needs to be moved to the general fund.

Tillman moved, Morasco seconded the motion to move the \$158.92 to the general fund. The motion carried unanimously.

FERRELL GAS (LAND BEHIND WALMART) MOVED FROM INDUSTRIAL #2 TO INDUSTRIAL #3 – Howard explained to the Board this is a site plan that was previously approved and informed them the applicant the gas tank that was being placed on lot 2 was being moved to lot 3.

MASTER PLAN UPDATE – Howard advised the Board that the CIP, Master Plan and methodology for impact fees need to be updated.

Chairman Tillman stated the Impact fees should be minimal and the Town Administrator should be in charge of updating the CIP.

Selectman Falcone thanked Chairman Tillman on behalf of the Town and the Board for his dedication, hard work and integrity for serving on the Zoning Board for one year as an Alternate, Planning Board for six years and the Conservation Commission for seven years.

Chairman Tillman thanked the Board and noted it serves as an exemplar for any Board.

NON-PUBLIC RSA91-A:3 (II)(E) – Chairman Tillman read RSA91-A3 (II)(E) and called for a vote of the Board to go into non-public session: Crowell, yes; Morasco, yes; Colby, yes; Falcone, yes; Chairman Tillman, yes.

ADJOURNMENT: The meeting adjourned at 7:20 PM.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS MARCH 24, 2010 at 6:00 p.m.