

**TOWN OF EPSOM
PLANNING BOARD MEETING
August 25, 2021, 6:30PM**

PRESENT

Kathy DesRoches, Chair
Betsy Bosiak, member
Miriam Cahill-Yeaton, alternate member
Mike Hoisington, member

ALSO PRESENT

Jennifer Riel, Recording Secretary
Kristen Tomarchio
Nicole Duquette, Greenman-Pederson, Inc.
Brad Pernaw, Granite State Convenience
Steve Pernaw, Granite State Convenience traffic consultant

CALL TO ORDER

Chair DesRoches called the meeting to order at 6:37PM.

Chair DesRoches appointed Ms. Cahill-Yeaton to sit on the Board in Mr. McKechnie's absence.

AGENDA REVIEW

Ms. Bosiak asked to add a zoning issue to the agenda.

Chair DesRoches added correspondence.

Mr. Hoisington made a motion to accept the agenda as amended. Ms. Bosiak seconded the motion. Motion passed, 4-0-0.

APPROVAL OF MINUTES

Meeting of August 11, 2021 – Minutes were reviewed and edits were made.

Ms. Bosiak made a motion to approve the minutes as amended. Ms. Cahill-Yeaton seconded the motion. Motion passed, 3-0-1. Mr. Hoisington abstained.

Chair DesRoches distributed a notice regarding a hearing being held in Chichester for a lot line adjustment on Deer Meadow Road. Ms. Bosiak noted the Town of Epsom was notified as it was determined to be of regional impact but she doesn't see a problem as it is residential. Chair DesRoches agreed. There was also notification regarding a rock crushing business in Chichester on Route 28. The Board agreed there are no concerns at this point.

Inquiry- Kristen & Philip Tomarchio, Map and Lot No. U05, 84 1882 Dover Road

Kristen Tomarchio stated her property is located on Route 4 east, headed towards Cumberland Farms. She stated she is looking to put a child care facility in her commercial property where she lives; she would also like to utilize lower levels for a dog kennel space. It was clarified the property is zoned for these uses. Maps and drawings were presented which outline the floor plans layouts for both the childcare space and dog kennels. Ms. Tomarchio explained the layout is in line with State licensing requirements.

Chair DesRoches asked how many children she is anticipating. Ms. Tomarchio stated they are going for family-based licensing which would be for about a dozen children in a home-like setting. Chair DesRoches asked if the Fire Department has reviewed the plans. Ms. Tomarchio stated the only part of the building inspected by the Fire Department is the martial arts space. She stated she will get determinations from the Fire Department and State licensing department on how the areas will be sectioned off. It was confirmed the martial arts will be operating during the evening, while the child care would be operating during the day. Ms. Tomarchio stated she plans to hire two other childcare workers.

Ms. Tomarchio stated the dog kennel will be on the lower level; it is a walkout basement and they are looking at having space for about 16 dogs or cats. She explained the backside of the property will have an outside covered space for the dogs to play. There will be no access between the kennels and childcare area. Chair DesRoches asked if it will be an animal day kennel. Ms. Tomarchio stated they would like to offer overnight boarding and they are looking at additional services such as grooming at a later date.

Chair DesRoches asked what the plans are for the façade of the building. Ms. Tomarchio stated they will be hiring a company to replace roofs, siding and windows. She stated the siding color will be white except for the middle section which will be rolled field stone. The roof work is scheduled for next spring, followed by the siding and windows. Ms. Tomarchio stated they own the property and live on site as it is zoned commercial/residential.

Ms. Bosiak asked where the outside play area will be for the childcare. Ms. Tomarchio stated when State licensing comes out to take a look at the site, they will make recommendations for the location of the play area.

Mr. Hoisington suggested more detailed plans as he is concerned about multiple businesses being within one property; he stated he would like to know more about parking, access, the kennel details, etc. Chair DesRoches suggested a public hearing may be necessary.

Ms. Tomarchio stated there is still a lot of work to be done to the interior of the building. She stated they have also discussed having a foster center although their first and foremost plans are to fix and update the entire property.

Ms. Tomarchio asked if anyone has input on how she can redesign the driveways. Ms. Bosiak suggested she discuss it with the Highway Department.

• Continued Public Hearing: Site Plan Review, Granite State Convenience, 910 Suncook Valley Highway, Map and Lot No. U5, 13

Chair DesRoches distributed a copy of a letter sent by Ms. Gilpatrick, Board of Selectman Representative, to the NH DOT District 5 regarding this project.

A letter from the Epsom Village Water District was distributed which noted the Water District has concerns and would like a meeting with the applicants.

A letter was received from Michael Vignale, P.E., the town engineer, indicating there are no concerns with the project from an engineering perspective; the comments of the July 20, 2021 letter were adequately addressed.

Ms. Duquette presented photographs of the Plymouth and Hooksett stores; she explained these are to support the request for a waiver from the pantone color. She explained the color proposed, Country Lane Red, is very similar.

Ms. Duquette stated no relief is needed for the landscaping as they were able to get the required percentage.

Ms. Duquette stated a waiver is needed to allow a driveway greater than 35' in width. For the driveway along Route 4, they are proposing a driveway width of 63' at the property line with a 35' driveway throat and a scored concrete island between the lanes. The Route 28 driveway will have a 60' width at the property line and a 50' driveway throat. Both driveways have been designed to allow for adequate safe maneuvering for both emergency vehicles and fuel delivery trucks in and out of the site.

Ms. Duquette stated a waiver is needed for the total number of driveways on the lot to allow two driveways with 440' separation on a lot with 639.76' of frontage.

Mr. Hoisington suggested the waiver for the second driveway wouldn't be needed as emergency vehicles could utilize the exit.

Brad Pernaw, Granite State Convenience, stated they want to move the project forward so they have revised the plan which eliminates the left entrance, in response to concerns by the Board at the last meeting. It was confirmed the entrance/exit will be similar to that of Cumberland Farms and Aroma Joes. Ms. Duquette stated there will be scored concrete for trucks coming off Route 4; she stated the in and out lanes would sufficient for trucks if it is increased to 20'.

Mr. Hoisington confirmed the scored concrete is not raised. Mr. Pernaw stated they designed sloped edging for Aroma Joes and the intent would be to have the same for this project. It could be raised or revised at the request of the NH DOT.

Ms. Bosiak stated she is concerned no comments have been received from NH DOT. Chair DesRoches stated she will follow up to get those. Mr. Pernaw suggested approval be conditional on NH DOT approved driveway permits. Ms. Bosiak asked when the plans will be submitted. Mr. Pernaw replied the application has already been submitted.

The Board reviewed and discussed the traffic study.

Mr. Hoisington asked to see the off-site improvements along with the Route 28 driveway. He asked how many vehicles will fit in the Route 28 queue. Mr. Pernaw stated it is planned for two vehicles but room for up to four. Ms. Duquette stated they are proposing road widening in that area on Route 28. Mr. Pernaw confirmed these plans were reviewed by their fuel supplier, Irving, to confirm their route and access.

Ms. Duquette stated her discussion with the Water District indicated there are concerns about capacity; the water line would need to be a 2" service line instead of the existing 1". She stated they will be meeting with the water district commissioners the second week of September.

Ms. Bosiak asked what they have for water usage plans. Mr. Pernaw stated that will be based on calculations but they are gathering data from their Plymouth location to develop a better idea of usage.

Ms. Duquette stated it was confirmed they will need verifications done with a third test pit per AoT.

Ms. Cahill-Yeaton asked if lighting comments from the last meeting were addressed. Mr. Pernaw confirmed the proposed lighting meets the town's requirements.

Mr. Hoisington made a motion to close the public hearing. Ms. Cahill-Yeaton seconded the motion. Motion passed, 3-0-1.

Chair DesRoches closed the public hearing at 7:53PM.

Ms. Bosiak stated she is concerned about the modifications being made to the plans for the driveways and wants to ensure the drainage for the water district all work together.

Chair DesRoches confirmed the Conservation Commission signed off on the plans.

Ms. Bosiak stated there is a utility easement behind the existing building which needs to be moved and she wants a copy of the new easement when it is completed.

Mr. Hoisington made a motion to approve the request for Waiver A: *to allow a driveway greater than 35' in width (Section 4.2.10. of the Site Plan Regulations) for the driveway along Route 4, GSC is proposing a driveway width of about 63' at the property line with a 35' driveway throat and a scored concrete island between the lanes. The Route 28 driveway will have a 60' width at the property line and a 50' driveway throat. Both driveways have been designed to allow for adequate safe maneuvering for both emergency vehicles and fuel delivery trucks in and out of the site.* Ms. Cahill-Yeaton seconded the motion. Motion passed, 4-0-0.

Mr. Hoisington made a motion to approve the request for Waiver B: *to allow 2 driveways with 440' separation on a lot with 639.76' of frontage (Section 4.2.11 of the Site Plan Regulations) The applicant is proposing to close both the 110' and the 120' curb cuts off of*

the Epsom Circle and replace them with two curb cuts further away from the Circle. Ms. Bosiak seconded the motion. Motion passed, 4-0-0.

Mr. Hoisington made a motion to approve the request for Waiver C: *to allow a Country Lane Red building color (Section 4.12.2 of the Site Plan Regulations) GSC is proposing to use colonial colors which is similar to the intent of the pantone colors listed in the Site Plan Regulations. A print out of the Pantone 7628CP and the Country Lane Red color is included with this waiver request letter.* Ms. Cahill-Yeaton seconded the motion. Motion passed, 4-0-0.

Mr. Hoisington made a motion to approve the Site Plan for Granite State Convenience, 910 Suncook Valley Highway, Map and Lot No. U5, 13, with the following conditions:

- Satisfactory meet the requirements of the water district.
- Modifications to design plans to meet the water district's needs must be approved by the Town's Engineer.
- Driveway specifications meet with discussion at August 28, 2021 Planning Board meeting to include a raised scored pad on Route 4 and 20' entrance and exits.
- Copies of updated plans are forwarded to Town when complete
- File copies of utility easements with the Town.
- Obtain copies all State Permits
- Escrows will be funded for construction inspections by Town's Engineer and Water District.

Ms. Cahill-Yeaton seconded the motion. Motion passed, 4-0-0.

• Cell Tower Bond

Ms. Bosiak stated meeting minutes confirm all four of the towers are supposed to have bonds. She stated there is nothing on file for Fort Mountain tower.

• Hawkers Permits

Ms. Cahill-Yeaton stated she is still working on the formatting but she has questions: who are the designated agents, when does the Board of Selectmen get involved; who pays the fees and to whom. Chair DesRoches will work with her on reviewing the draft.

Zoning Regulations

Ms. Bosiak stated the State of New Hampshire rest area property on Route 4 is for sale, but is listed as being zoned residential/commercial. She state that was changed to residential/agricultural because of the scenic easements and this needs to be corrected accordingly on the tax card. Ms. Bosiak referenced page 13 of the Zoning Regulations and stated the zoning change to this property was made at least ten years ago by town vote.

ADJOURN

Chair DesRoches adjourned the meeting at 8:37PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary