

**Epsom Planning Board
2/27/08**

In attendance: Chris Porter; Alan Quimby; James Bowen, Betsy Bosiak, (Chairperson), Peter Arvanitis; Dan McGuire

Not in attendance: Bob McKechnie (Selectman's Representative); Larry Caraway; Phil Demerit (Alternate)

6:40 PM Administrative Session

Dan made a motion to approve the minutes of 1/23/08 as written. James seconded the motion. All in favor.

The board reviewed mail.

Betsy said she received a call from a woman who wants to open a one chair hair salon in her home beside the old Epsom Public Library. Betsy's concern is parking. The woman indicated she would park her car at the Library. Betsy told her that she should do some research to see if that is allowed, and then come before the board.

Peter Arvanitis excused himself from the meeting.

Chris presented some information regarding updating the Master Plan and (matching) grant money that is available from the government. Chris is going contact Sharon Wasson at CNHRPC for some guidance about what we should apply for.

7:05 PM Informational for Trisha Ellis

Trisha is currently licensed by the state for 9 children, and she would like to increase to 13 children. She presented a drawing showing that she has plenty of parking. She needs to meet all zoning requirements & state guidelines in order to get her new license.

Dan made a motion to give her the approval she needs to move forward with her state application. Chris seconded the motion. All in favor.

7:12 PM Public Hearing for Jackson McGourty / One Lot Subdivision / 11 Wing Road / R2-63 & Boundary Line Adjustment with Landt R2-62

Alan made a motion to open the public hearing. James seconded the motion. All in favor.

Joe Wichert presented this application to subdivide out of their 6.7 acre property, one house lot of 2.04 acres – which will include the existing house. They do have state subdivision approval. They also want to do a Boundary Line Adjustment with Kyle Landt to move a small portion of their property (a little less than 4100 Square Ft) to the Landt's property; just enough to include the substantial landscaping that has been done by the Landt's to their own property.

Joe indicated that the in ground pool on the property will be removed.

Betsy asked if there is any comment from the public; there are none.

Alan made a motion to close the public hearing. James seconded the motion. All in favor.

Alan made a motion to approve the plan as presented. James seconded the motion. All in favor.

7:25 PM Informational for Adam Towne / Non-Residential Site Plan Review / Route 28 & Jug City Road / R6-6-3

James recused himself as he is currently working on another project with Adam Towne. Joe Wichert presented the plans to build a building on this lot, which is currently vacant. The office portion is an allowed use, but the construction equipment is not. This will require a visit to the ZBA, but they wanted some input from the Planning Board before proceeding. One issue he foresees is the parking area is in the front, which straddles Old Jug City Road, which will need to be addressed by Right of Way. Betsy is concerned about construction equipment starting up and making noise before 7 AM.

7:40 PM Informational for Kingstowne Mobile Home Park / Route 28

Attorneys Jim Bianco & Anna Zimmerman are present to discuss the replacement of several homes that were condemned after the flooding of April 2007.

All mobile homes that were damaged have been removed except one, which is being held up in Probate Court. Betsy asked about lawsuits that had been filed several years ago in regard to how many lots can be added to this park. Anna Zimmerman explained that there were no court decisions on those lawsuits – it was an out-of-court settlement, which expressly gave the right to reapply for additional lots. The attorneys volunteered to get a copy of that settlement and give it to Betsy.

They presented their plan of rebuilding some homes and creating some new lots, and moving the clubhouse.

Peter Arvanitis returned to the meeting.

Betsy asked if there is access to the Griggs park from this lot – she was told no, they run parallel, but there are large boulders to prevent crossing over.

We received a letter from the Fire Dept. in January that states there has been a meeting between Kingstowne, the Zoning Compliance Officer, and the Fire Dept. about replacing these homes and it was agreed that no replacement decisions will be made until the engineered river study is completed by the state. They have not shown this latest plan to the Fire Dept. yet – they wanted to show it to us first.

It was discussed that the mail is currently delivered to the clubhouse, and if it is moved down by the river, would the Post Office object to traveling to the back of the park to deliver the mail. Ron Lavoie, President of the Park Association, said he spoke to the Postmaster & she would rather keep the mail in the clubhouse, as when it is bad weather, it is easier to distribute the mail when inside as opposed to outside boxes.

Betsy said the river study is not done yet. The next river study meeting is on March 26 at the school at 6:30 PM.

They are going to meet with the Fire Dept. Betsy has some questions for Tony Soltani. Then they will come before the board at a later date.

8:20 PM Informational for Web Stout / 3 Lot Subdivision / Center Hill Road & Cass Road / R8-28

Web Stout, Surveyor, is presenting a plan for Margaret Findlay. Currently this lot is 9.76 acres and they propose to subdivide into 3 lots: 3.025 acres, 4.231 acres & 2.511 acres. Most of this property is field. The existing home will be on the 4.231 acre lot. All three driveways will be on Cass Road, which is currently a gravel road. Betsy said she'd like to have the Road Agent give some input, as there are frequently complaints about the

condition of the road. Chris told Web that the plan needs to show the one acre of contiguous buildable area. He also needs to do driveway profiles. He will probably be ready to come for Public Hearing at the April meeting, but he will call to be placed on the agenda.

8:35 PM Informational / Growth Management Information

There was discussion about whether we meet the criteria for the GMO. The board feels there is a mathematical error. Since Chris is going to contact Sharon Wasson anyway, he will ask her for an explanation of the math. We will decide at our next meeting (March 12) whether to go to Public Hearing on March 26.

8:55 PM Old/New Business

Chris reported that at a previous meeting it was discussed whether we can place a time limit on our decisions. There was discussion about whether we want to do this uniformly or on a case-by-case basis.

Alan presented a list of recommended Off Site Improvements for North Road, based on the site walk done by Alan & Betsy on January 19. Betsy said she'd like to have SFC look at this & help us put together a bid package – as this job will have to go out to bid.

9:13 PM

Betsy suggested we need to go into Non-Public for RSA 91-A:3 II (e) for a litigation issue.

Chris made a motion to go into Non-Public session. Peter seconded the motion. Dan in favor, Alan in favor, Peter in favor, Betsy in favor, Chris in favor. James recused himself.

Chris made a motion to seal the non-public minutes. Peter seconded the motion. All in favor.

The Board came out of non-public at 9:40 PM.

9:42 PM Dan made a motion to adjourn. Chris seconded the motion. All in favor.

Assigned Tasks:

James will contact Gordon Ellis about the proposed subdivision on Cass Road.

Chris will contact Sharon Wasson for input on the grant money for updating the Master Plan and the question on the GMO.

Darlene will email Joe Wichert and ask him to come in for an informational on U8-82-4 on March 12 and Public Hearing on March 26. Also, he needs to check his lot numbers.