

Epsom Planning Board 3/12/08

In attendance: Betsy Bosiak, Chairperson; Chris Porter; Dan Maguire; James Bowen
Not in attendance: Bob McKechnie, Selectman's Representative; Peter Arvanitis; Larry Caraway; Phil Demerit (Alternate); Alan Quimby

6:30 PM Administrative Session

The minutes of 2/27/08 were reviewed. Dan made a motion to accept the minutes as written James seconded the motion. All in favor.

Mail was reviewed.

James talked to Gordon Ellis about the proposed subdivision on Cass Road. Gordon sent a letter for the board to review.

6:50 PM Informational / Construction Equipment of NE, LLC. / Route 4 / U6-14-4

Mike Raymond (property owner) is here to review the site plan. A Special Exception was granted by the ZBA on 3/5, and one condition of approval was to come before the board to see if a Non-Residential Site Plan Review will be required. Jay Hickey was present at the ZBA meeting & indicated that the Fire Dept will be inspecting the facility once they move in. There was a brief discussion & review of their plan. Betsy requested an additional copy of the site plan from Mike Raymond. The board agrees that a Site Plan Review Public Hearing is not required.

6:55 PM Informational / Bruce & Penny Graham / Non-Residential Site Plan Review / Dover Road / U4-36

Bruce & Penny Graham would like to start a business making hand made shoes. They are mostly hand made, supplemented by sewing machines. They will employ no more than 2 employees. They will receive deliveries by UPS or US Mail once or twice a month. There is not any noise associated with this business. They will not have customers coming on site – there will be no signage. Their customer base is not local. They will be using approximately 13% of their total square footage for the business. James made a motion to grant approval to operate this home occupation. Dan seconded the motion.

Discussion on the motion: Chris feels he'd like to see a letter from their abutter stating they don't have a problem with this business – or go to Public Hearing. James, Dan & Betsy don't feel this is necessary.

James & Dan voted in favor. Chris voted not in favor. Motion carries.

James will do a record of decision. The Grahams will get a business permit from Jay Hickey.

7:15 PM Informational / Joe Wichert / One Lot Subdivision / Route 28 / U8-82

[James recused himself.] Joe explained the subdivision along the new road they created that is off of Route 28. They want to create lots 82-4 & 82-5. Lot #82-4 will need a waiver for contiguous buildable area; they have about ¾ acre of contiguous buildable.

The lot meets all other requirements. They have a Purchase & Sale Agreement with a buyer who will use the area for storage / display area only at this time.

Lot 82-5 meets all lot requirements.

[Dan took over as Secretary.]

Discussion of whether Planning Board can grant a waiver of one acre buildable requirement. They can, but cannot decide the wetlands issues. Chris has a concern that we could approve 82-4, but it would not be buildable. Joe agrees and offered not to subdivide 82-4. Plans were to build a 40' x 60' or 35' x 75' building in NE corner.

Betsy is unsure if that would meet setback requirements.

Lot 82-5 will swap space with 82-1 via a lot line adjustment. This will smooth out the skinny projection and clean up the map.

Joe will meet with ZBA and rethink 82-5. He will go ahead with the boundary line adjustment for 82-4. The public hearing for the subdivision currently scheduled for 3/26 will be cancelled. Darlene will notify all abutters of the cancellation via First Class mail.

7:40 PM Informational – Mrs. Tinsley – In-Home Business Route 4 - U5-6

Mrs. Tinsley's plan is to have a one seat hair salon on her property located west of the old library. There was discussion of parking in a small space on their property, but accessed via the library's driveway. She approached the library trustees for permission, but has not received a response. Betsy said for now customers would have to park on their side of the house and walk around outside to the back door. Jay Hickey suggests that an accommodation with the library should be possible since their traffic and the Historic Society traffic will be very low. They do want some signage, perhaps old style, similar to the library sign. James made a motion to approve the plan subject to all permits and approvals (state, fire, town); that they park on their side only until they get written approval from the library (copy to be provided for the file). Dan seconded the motion. All in favor.

7:55 PM – Discussion – Road Agent Gordon Ellis

Gordon wants to set up a public hearing for tree removal on Sanborn Hill Road off Center Hill Road (this is a scenic road). Half the trees are rotten and hollow. Stumps will stay. The trees are in the town's right of way, abutting Nutter and Sanborn. Betsy referred to RSA 231:158 which requires a public hearing for such work on scenic roads; it must be advertised **twice**, the last time being at least seven days before the meeting. Gordon suggested that the public hearing be in May or June. Betsy suggested we study the rules and court cases regarding scenic roads and follow them carefully. We'll hold the public hearing at the last meeting in May. Upon further discussion, Gordon stated he won't cut for a year or more. Maybe we should wait for a public hearing until the money is available.

Gordon feels that water is an issue and requests that the Planning Board require that water be kept on subdivided property with no new water added onto town roads. This should be a note on ALL subdivision plans that are recorded. Betsy says this is already a state law. Jay says that Drolet Road has a similar problem and they are on notice. Chestnut Pond property should be sent a similar notice. Chris said they had ample advance notice to keep water off the road and they are still under construction.

Gordon passed out a sample map showing the watershed and new development on North Road. Because of all the new development in the area, extra water is directed into the culvert that crosses North Road. He's working to get money to increase the size of the culvert. He would like a similar map to be given to the road agent when new development is contemplated.

Lastly, Gordon would like a 20' paved apron on new driveways to make sure driveways aren't regraded to send water onto roads. He suggests that either the apron be constructed before the CO is issued, or else require a permit before any paving takes place.

8:30 PM – Growth Management

Chris spoke to Sharon Wason today. The only possible indicator of growth is our number of building permits compared to adjoining towns. Chris says that this growth may be true with regard to housing units, not building permits. Our ordinance refers to building permits, not housing units. Sharon doesn't agree with Chris, and couldn't understand his point. Jay says that we are meeting the school at 90% capacity criteria. This is true if we use the 471 capacity number, but not 506. 471 is fewer than 21 students per classroom. There was discussion of building prospects in town. General feeling is that if available permits are not issued in a given year, they shouldn't be left over for the following year. Discussion of whether 471 is the appropriate school capacity. Dan and James prefer using the 506 number, but Chris and Betsy think 471 is appropriate. Discussion shall be continued in the next meeting.

9:02 PM – Chris Porter – OEP Grants

Chris spoke very briefly to Sharon, and she is willing to help us receive the stage 1 grants. Chris will continue the conversation with her. She has money for a Route 28 and eastern Route 4 traffic study.

9:08 PM

Board commends Betsy for her excellent service to the Planning Board and the town on the occasion of her last meeting as Planning Board Chair.

9:11 PM

Examination of sealed minutes for accuracy. Dan moved to accept Feb 27 non-public minutes with two minor corrections. Chris seconds. Dan – Yes, Chris – Yes, Betsy – Yes, James – Abstain. James moved to accept Jan 21 non-public minutes. Dan seconds. James – Yes, Dan – Yes, Chris – Yes, Betsy – Yes.

9:13 PM

Discussion of alternates.

9:18 PM Adjourned