

Epsom Planning Board 3/26/08

In attendance: James Bowen, Chairman; Chris Porter; Dan McGuire; Phil Demeritt; Jay Hickey; Alan Quimby, Asst. Chairman

Not in attendance: Keith Cota, Selectman's Representative; Peter Arvanitis, Alternate

6:30 PM Administrative Session

James, as Assistant Chair opened the meeting by welcoming the new members to the board.

The board discussed elections of Chairman, Asst. Chair of this board. James expressed an interest in being Chairman. Dan Maguire nominated James Bowen to be Chairman. Jay seconded the nomination.

Dan expressed a concern of conflict of interest, since James is a Realtor. There was a brief discussion about this concern. There were also positive comments about the amount of work that James has done for the board over the past 24 months. James has assured the board that he will always recuse himself if any issue of impropriety arises. The board voted unanimously to elect James as Chairman.

Phil made a motion to elect Alan as Vice Chairman. Dan seconded the motion. The board voted unanimously in favor.

If anyone knows of anyone who is interested in being an alternate, please encourage them to come before the board at our next meeting.

The minutes of 3/12/08 were reviewed. James made a motion to approve the minutes with a few minor name spelling corrections. Dan seconded the motion. All in favor.

6:50 PM Growth Management Ordinance

The board continued its discussion about indicators of growth. Dan mentioned that the actual number of students in the school is 446, full capacity is 506 students, yet the Superintendents Office has been using the number 471 using State recommended standards of full capacity. 90% of 471 is 424, so we meet this particular indicator of growth.

There were 26 building permits issued in 2007 – and the last one was issued on 11/15. They were divided approximately in half for builders, and half for individuals. In 2006 there were 28 permits issued.

It appears that the data the CNHRPC provided for building permits for surrounding towns is not accurate. James offered to contact Sharon Wasson to clarify the number of building permits issued by surrounding towns during 2007 and continue this discussion at our next meeting.

After much discussion, Chris made a motion to determine an indicator of growth based on the school enrollment. Phil seconded the motion. Jay, Phil, Alan and Chris voted in favor. Dan voted against. Motion carries.

Phil made a motion to limit the number of building permits to 25 for 2008. Chris seconded the motion. Jay, Phil, Alan and Chris voted in favor. Dan voted against. Motion carries.

We will hold the public hearing on April 23rd.

The board agreed to allow Jay to issue up to 17 permits before our public hearing on 4/23. Phil suggested James talk to Tony about the number "17" and also clarify some of the other language as there has been some confusion among the board regarding the GMO.

Mail was reviewed. We received a letter from Tony Soltani regarding the Conservation Easement from Cobblestone on U8-82-3. He doesn't have any concerns about this.

James reported about his meeting with Tony regarding Kings Towne Mobile Home Park, and Tony made some comments about their plan to move and rebuild lots. The board decided to have Tony write a letter to Kings Towne outlining their limitations.

Since there is nothing on the agenda for April 9, at this time we will plan to have a meeting, but if there is still nothing on the agenda by April 2, we will cancel the meeting.

8:05 PM Phil made a motion to adjourn. Alan seconded the motion. All in favor.

Assigned Tasks:

James will ask Tony about Jay issuing the permits between now & 4/23.

James will ask Tony to write a letter to Kings Towne Park.

James will forward the letter from Tony to Joe Wichert regarding the Conservation easement.