

Epsom Planning Board 4/23/08

In attendance: James Bowen, Chairman; Chris Porter; Dan McGuire; Phil Demeritt; Jay Hickey; Keith Cota, Selectman's Representative

Not in attendance: Alan Quimby, Asst. Chairman

6:30 PM Dan made a motion to open the **Administrative Session**. Chris seconded the motion. All in favor.

James reported that Peter Arvanitis is resigning his position of alternate, as he has too many family obligations at this time.

Betsy Bosiak is in the audience tonight & would like to be an alternate member of the Planning Board. Dan made a motion to recommend Betsy Bosiak to the Board of Selectmen as an alternate to the Planning Board. Chris seconded the motion. All in favor.

Norm Gentry is here and he is also interested in being an alternate. Norm gave a brief description of his experience in planning. Dan made a motion to recommend Norm Gentry to the Selectmen, as an alternate to the Planning Board. Chris seconded the motion. All in favor.

Betsy said her neighbor David Levine is interested in becoming an alternate also.

Mail was reviewed.

There was discussion about CNHRPC and a grant to do a traffic study of Route 28. CNHRPC has requested us to sign a letter in support of a grant to do this study. There is no obligation to the Town of Epsom – and they have already recognized that Epsom cannot contribute toward a matching grant as we are on a default budget. Phil & Chris feel we should not sign this letter, as we do not have enough information at this time. James is going to respond to Matt Monahan and ask him for some additional information. James is also going to ask him what money we still have on account with CNHRPC.

Escrow accounts were reviewed.

7:00 PM Continued Informational / Findlay Subdivision / Cass Road / R8-28

Webster Stout, Surveyor, presented the plan for a 3 lot subdivision. Currently this lot is 9.76 acres and they propose to subdivide into 3 lots. 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. The Road Agent has given input – stating that 100% of the water must stay on the property, the driveway aprons must be paved & must be approved by the Planning Board, a swale across the driveways is preferred, as opposed to culverts. Chris was hoping that he would have given more input about the condition of the road. James will mention this to Gordon.

There was discussion about the one acre of contiguous buildable area not counting area in the buffer or setbacks.

They are still waiting for State Subdivision Approval.

Dan made a motion to accept the application. Chris seconded the motion. All in favor.

Dan made a motion to go to Public Hearing on May 28. Jay seconded the motion. All in favor.

7:18 PM WGR, LLC / Elks Lodge / Route 28 South / Request to install horseshoe pit & seasonal outside serving area

Ken Rudolph & Robert Tigges are here on behalf of the Elks Lodge and they are requesting to put in 8-12 horseshoe pits and serve food & beer / alcohol outside (seasonally) during horseshoe tournaments. The pits will be located in the upper parking lot that is no longer needed for parking. They will have coolers to keep the refreshments cold. They will serve out of a 16' old camper trailer. There will not be any gray water disposed outside.

Hours for the horseshoe pits will be 7:30 PM – 9:00 PM (latest). Keith asked if functions will be held during the same time the horseshoe pits will be used. Ken responded that no – the functions are usually held on weekends and the horseshoes will likely be held on a weeknight.

They need to build a fence (minimum 4' high) for containment in order to serve liquor, per the Liquor Commission. They would like to build a temporary fence for the first season so they can see how well this goes over. If they have a good response, then they will build a permanent fence next year. After much discussion, it was decided that the fence height must meet the Liquor Commission's minimum of 4' high, and a 4' gate at each end.

Betsy Bosiak asked if this affects their liquor license. Ken said he needs to get approval from us, meet with the Police Department, the Fire Department, build the structure and then get approval from the Liquor Commission. Liquor will only be served during tournaments – not during regular practice or use of the pits.

James gave them one copy of the plan located in the file and they will copy it and use it to draw their updated plan and then will return the original to the board.

The board decided they need to get letters from the Health Officer, the Police Dept., the Fire Dept., the property owner. They need to install portable toilets.

Once they get their permit from the liquor commission they need to forward a copy to us. They need to submit an updated site plan. They will notify their abutters and will not have to go to Public Hearing.

Phil made a motion to approve this concept with the conditions set forth. Dan seconded the motion. All in favor.

They will come back on May 14 to get final approval from us.

7:55 PM Public Hearing for Growth Management Ordinance

Jay made a motion to open the Public Hearing. Chris seconded the motion. All in favor.

The board has to decide if we will go forward with the recommended 17 permits or disregard CNHRPC recommendation & continue with 25 permits as we did last year.

There was much discussion about how to determine what number we should go with.

Phil made a motion to close the public hearing. Chris seconded the motion. All in favor.

Phil made a motion to allow 25 building permits for 2008. Chris seconded the motion. Chris, Keith, James, Phil Jay voted in favor. Dan voted against. Motion carries.

8:15 PM Old/New Business

Minutes of 3/26/08 were reviewed. Chris made a motion to approve the minutes as written. Phil seconded the motion. All in favor.

Chris stated that as a matter of record, he would like us to get in the habit of making a motion & voting to accept an application, so it can be included in the minutes.

Jay got a call from Warren Street Architects about inspecting the building for the medical office building being built on Route 4. Jay spoke to Tony Soltani and he suggested we hire an engineer to inspect the structure as it is being built. He stated that we because it is a commercial structure, we have the right to monitor the building progress, based on Life Safety Code. We need to set up an escrow account with them for this. Jay has spoken to SFC Engineering and they are going to send us an estimate for the oversight. Betsy noted that they still need to come before the board for final approval, as they only have conditional approval.

Keith stated that the BOS has received new maps from FEMA and the Planning Board will be receiving copies for comment.

8:45 PM Phil made a motion to adjourn. Jay seconded the motion. All in favor.

Assigned Tasks:

James is going to respond to Matt Monahan at CNHRPC and ask him for some additional information about the letter they want us to sign about the traffic study. He will also ask about what money we still have on account with CNHRPC.

James will review the Woodward file to see if the date has passed in order to refund their escrow money.