

Epsom Planning Board 6/11/08

In attendance: James Bowen, Chairman; Alan Quimby, Asst. Chairman; Chris Porter; Phil Demeritt; Keith Cota, Selectman's Representative; Norm Gentry, Alternate

Not in attendance: Dan McGuire; Jay Hickey

6:30 PM Administrative Session

Discussion ensued about a question if Alan should sit in on the Harris case due to his relationship with the Fire Department. It was determined since he is not an officer at the Fire Department and would not be making decisions for the department regarding this case it was not a conflict of interest.

James reviewed the mail.

A notice from the Merrimack County Registry of Deeds was reviewed. Legislation has been passed for a fee increase of \$25.00 for all mortgages, deeds and other documents and plans recorded. Discussion ensued if the Board should increase its fees.

A public hearing has been scheduled for June 25th for a boundary line adjustment for Paula and David Smith.

James said the town's Website Site Committee consists of Joanne Randall, Norm and James. James appointed Norm to sit in for Jay.

6:50 – Informational – Dean Carlson (R11-10) – Review of plans to operate an outdoor fitness camp at 167 New Orchard Road and potential expansion for indoor training

Dean Carlson explained his desire to operate a physical preparation and training facility business at this location.

Keith noted it would require a special exception from the ZBA. He was concerned with proposed parking across the street suggesting adequate parking be developed on site. Keith asked what the regiment used was. Dean explained it was different each day.

James noted it would fall under 13 of the Uses.

Chris asked if it would be seasonal. Dean said yes unless the building was constructed this fall.

Phil would like to see the ability for future parking and something stating the septic system is adequate. He also would like a letter from the owner of R11-9-2 indicating it was acceptable to have use of the driveway for the additional parking on R11-9.

Keith said this would be a non-residential site plan application with a need for a public hearing.

George Carlson gave James information about a driveway situation for the Board's review.

7:09 – North Road/Barton Road Subdivision (Harris/Driesbach) R14-8-3 – Meeting with Nick Cricenti of SFC to discuss scope of work and detailed proposal

James and Phil recused themselves from this discussion.

Mr. Cricenti noted they were confused as to the scope of work. He discussed what SFC thought the Board's interest was regarding the improvements to Barton Road. He thought the town was to evaluate the application from the applicant. They are to look at the road and determine design improvements with estimated costs.

Chris requested SFC reference their work to the conditions put on the approval, the Board did not want new ideas introduced or engineering work completed.

Mr. Cricenti noted the exception is if they find something that isn't right, they would make another suggestion to improve the situation.

Discussion ensued the court determined two of the Board's conditions were unreasonable – the applicant bear all the costs of the Barton Road improvements and requiring a cistern. Chris suggested they do a menu of items for the road improvements with individual costs for each item. Keith noted the only optional item would be the paving. Mr. Cricenti said the costs would be item by item.

Keith suggested letting the hearing process determine what items to be included from the recommendations from the engineer.

Chris asked if SFC would give the Board guidance as to the applicant's portion of the costs. Mr. Cricenti said they would look at how the portions are divided.

Discussion of SFC's expenses occurred. Mr. Cricenti said they would be minimal as their engineer lived close by, there might be photos, etc.

Discussion occurred the Board could not authorize SFC to proceed without a check for the costs and that the applicant has received a copy of the costs.

Keith said the town's attorney should be advised the Planning Board is ready to give SFC notice to proceed once the check is received.

7:25 – Attorney Susan Slack – Re: Harris/Driesbach Subdivision (R14-8-3)

James and Phil recused themselves from this discussion.

Alan discussed the Board had met with SFC with the need to advise the applicant there was a need for the \$3,000.00 escrow check.

Attorney Slack noted the applicant had concerns they would be paying for further engineering. The discussion with SFC about this was reiterated.

Attorney Slack is to contact Attorney Marshall to relay the need for the money ASAP (by Friday if possible). If this slips the Board may have to continue the Public hearing.

Attorney Slack noted they would like a copy of the report prior to the Public Hearing. Alan will request SFC send a copy of the report to Attorney Slack to forward to the applicant.

James and Phil rejoined the Board.

Discussion of Fee Increases

Dan objected to this discussion occurring without the public being notified. His concerns were expressed with Keith stating this would also be on the Board of Selectmen's agenda for their approval and the public could express their concerns there.

The fee increase is being generated by the State's new surcharge of \$25.00 per document recorded at the registries. The money is to be used for LCHIP projects. Dan felt the fee should be paid by all the tax payers as it was going to LCHIP and not by the applicants.

The fee changes were determined as follows:

Mylar Recording Fee: \$175.00 for the first page, \$150.00 each additional page

Lot Merger Fee: \$125.00

Per page for recording of deeds, easements and other required documents: \$75.00 for the first page, \$50.00 for each additional page

Phil made a motion to accept the fee changes as proposed with Alan seconding the motion. Four in favor, Dan opposed and Keith abstaining as he would have to vote on this as a Selectman.

7:44 – Sharon Wasson – Central Regional Planning Commission – Review of Master Plan & Route 28 Study

James was given a draft of the Master Plan rewritten by the CNHRP. The Board needs to review the document to decide if any revisions are needed.

Betsy will review Chapter 2 – Population

Dan will review Chapter 3 – Economics

Alan will review Chapter 4 – Transportation

Phil will review Chapter 5 – Land Use

Sharon explained the scope of the Route 28 study. It is to be from the Alton Traffic Circle to the Epsom Circle. However additional funds are available and the study will include Route 28 to Route 3 in Allenstown. Funds were applied for with the lakes Region Planning Commission. James asked the town's cost with Sharon saying they would like some money.

Alan asked the purpose of the study. Sharon said to review traffic volumes, accident data and land use trends. The information would be used to make recommendations to the towns for future planning, road improvements, etc.

Keith mentioned DOT was doing a study from the Alton Circle to the new section in Barnstead. Sharon said this study would start west of that study, but incorporate that information. She noted the study would also include any pedestrian amenities and if there was a need for access management or driveway restrictions. She said the next step would be to tell DOT they have the pieces and how they fit together.

Sharon discussed the housing & Conservation program from OEP. Currently the funding is on hold due to the State's budget situation. Keith asked what our costs would be if the funds were received. Sharon said the first portion is \$20,000.00 with a 5% match. Portions have been completed in the updated Master Plan.

Keith asked how the Route 28 study would proceed. Sharon said each town would be asked to appoint a representative from the Planning Board and the Board of Selectmen. Citizens would also be on the committee.

Sharon discussed DES has money to assist five communities to develop innovative land use regulations customized to fit the community. It was thought Epsom would be a good match for this grant.

Sharon noted the Senate had a bill about Growth Management Ordinances. For work force housing a developer could seek judicial relief to override the GMO. Chris noted there are other parts to the bill, asking how the bill would treat Epsom four years from now. Sharon is attending a meeting tomorrow to determine how all the pieces fit together. Further discussion ensued.

Chris made a motion to adjourn the meeting with Dan seconding the motion. All in favor. The meeting was adjourned at 8:26 PM.

Respectfully submitted,

Betsy Bosiak
Substitute Recording Secretary