

Epsom Planning Board 6/25/08

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

6:40 PM Administrative Session

The minutes of 6/11/08 were reviewed. One correction was made. Dan made a motion to accept the minutes as amended. Phil seconded the motion. All in favor.

Keith reported that the Selectmen have approved our request for an increase in application fees as follows:

Mylar Recording - \$175 for the first page and \$150 for each additional page.

Lot Merger Recording - \$125

Recording of deeds, easements and/or other required documents - \$75 for the first page and \$50 for each additional page

Mail was reviewed.

Mike D'Amante contacted James today re: Lot U6-19 Ostia Real Estate and a request for a letter from the board in support of a grocery store being built on that parcel. James asked them to come tonight for a discussion with the board.

Matt Peterson of Woodland Design approached the board tonight to say that NHDES has questioned whether this is the most appropriate area for this type of use. So, he is requesting a letter from this board that reiterates what this board has discussed in the past in that we are in support of this development.

Matt explained that the 52,000 square foot building is the supermarket only. The other development planned on that parcel are a bank & a pharmacy.

Mike stated that the final permits for the hospital building are in the final stages & they plan to break ground in July.

There was some discussion about the property, traffic, etc.

Chris made a motion to have James write a letter on behalf of the board. Alan seconded the motion. All in favor.

7:10 PM Public Hearing / David & Paula Smith / U3-03 / Lot Line Adjustment

Phil made a motion to open the public hearing. Dan seconded the motion. All in favor.

Paula Smith explained that they have applied for a lot line adjustment to increase their lot from 3.95 acres to 4 acres in order to build another residence on the property.

James noted that he received an email from Gary Kitson today saying he was not notified as an abutter of this public hearing. James reviewed the tax maps and confirmed that the Kitsons are not abutters of this property.

The ZBA has issued an approval with these 4 conditions:

- 1. A subsurface disposal system (septic) design shall be completed for a minimum two bedroom dwelling. A copy of the State approved septic design shall be provided to the Zoning Compliance Officer prior to the issuance of the Zoning Compliance (Building) Permit;**
- 2. A property lot line adjustment increasing the lot size to a minimum of 4 acres shall be completed and recorded at the Merrimack County Registry of Deeds in**

Concord, NH. A copy of the recorded document shall be provided with application for Zoning Compliance (Occupancy) Permit;

- 3. A Fire inspection of the second residence shall be completed and documentation of satisfactory fire safety conditions shall be provide with application for Zoning Compliance (Occupancy) Permit and**
- 4. The “Record of Hearing Decision” for Case 2008-05 shall be recorded at the Merrimack County Registry of Deeds in Concord, NH with reference to the property’s deed. A copy of the recorded document shall be provided with application for Zoning Compliance (Occupancy) Permit.**

Keith noted that the lot number on the plan is incorrect. The two homes will share a well, but not a septic system.

James asked if there was any input from the audience. There is none.

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

Jay made a motion to grant the lot line adjustment as long as the plan reflects the correction in the lot number and a correction of the name of the road. Alan seconded the motion. All in favor.

7:30 PM Informational / Joe Wichert / U17-29 / Route 28 South

Joe approached the board about this property – it is the Kelly lot located on Route 28 South (formerly Labrie’s). Joe explained a little bit about this property and the recent ownership of the property (Neil Patel was the most recent owner).

Joe has a rough plan of what they would like to do with this property, which is 21 acres. Joe has environmental reports showing that the soil & monitoring wells are all clean. He would like to use the front area of the property for commercial use & then residential in the back – perhaps 8 townhouses. In the past this board has said no residential use on this property due to the debris on this property. However Joe is wondering if they can show that the property is not contaminated, would this board support residential use.

Phil recalled that there was a lot of buried trash on this property and that is the reason there was to be no residential use. Betsy also reiterated that this parcel was a junkyard since the 1960’s and there is so much debris up there; each time it’s been cleaned up, more junk ends up coming to the surface.

Keith wondered if this raises solid waste issues with DES. There was much discussion about this property.

James stated that he received a letter from an abutter who claims to have an easement across this property. This is being handled by the property owner.

8:00 PM Old/New Business

James asked Alan to update the board on the Richard Harris property.

Alan explained that they have not paid anything to an escrow account. Susan Slack said that Harris’ attorney feels they are paying for engineering services – not a scope of work. Keith suggested that we send a letter stating that if they don’t pay the \$3000 for escrow within a certain period of time (30 or 45 days), then they forfeit their approval (and get an opinion from Susan Slack about this first). The board agrees with this. Alan is going to contact Susan Slack.

Chris obtained copies of the Master Plan and James had copied them on CD. Since these came in so late, he is asking everyone to review their sections and we will discuss at the next meeting.

James received a letter from David Pelletier, who was required to post a \$15,000 letter of credit on a road extension at the end of the Carriage Hill Road for 5 years. He is requesting that since it’s been almost 4 years he’d like it to be released. The board agrees that we should contact him & tell him that if he wants this to be released early, we will need to have the engineer go out and

look at it, which will incur some expense. If he's willing to establish an escrow account for this, then we will have HTA (the original engineering firm) go out & inspect it. If he does not wish to establish this escrow account then he will have to wait until the 5 years is up.

There was discussion about money to be spent for improvements on North Road (money from David Smith, Graystone Builders). The Road Agent has again presented a "wish list" of improvements he'd like to see done.

Alan will get a copy of the Planning Board's wish list that was established. James will get a copy of the Road Agent's list. James will ask Gordon to come in on July 9 to discuss.

Chris reported that the Route 28 study that Sharon Wasson had talked about at our last meeting is going to require some matching funds (perhaps \$1500 or so). The board feels that if we are going to be required to pay for this, we need to know what our benefit is going to be.

Assigned Tasks:

- *James will write a letter to NHDES on behalf of Ostia Real Estate.
- *Alan will contact Susan Slack about sending a letter to Richard Harris about the escrow account.
- *James will contact David Pelletier about the \$15,000 letter of credit
- * Alan will get a copy of the Planning Board's wish list for North Road & James will get a copy of the Road Agent's wish list for same.
- *Betsy, Phil, Alan & Dan will review their assigned portions of the Master Plan.
- *James will ask Gordon to come to our next meeting.

8:25 PM Phil made a motion to adjourn. Alan seconded the motion. All in favor.