

**TOWN OF EPSOM
PLANNING BOARD
DECEMBER 8, 2010**

In Attendance: Philip Demeritt, Chairman John Keane; Jay Hickey; Sharon Burnston; John Dodge; Norm Gentry, Alternate

Not in Attendance: Deirdre Davis, Vice Chairperson; Keith Cota, Selectman's Representative

Other Attendees: Russell Bartlett; Pat Dail; Joyce Yeaton; Marilyn Key; Ken Smith; Priscilla Thompson; David Noyes; Glen Horner; Joyce Heck; Rick Belanger

Phil opened the meeting at 6:30 PM.

6:30 PM Administrative Session

a. Minutes

The minutes of November 17, 2010 were reviewed and amended.

Sharon motioned to accept the minutes November 17, 2010 as amended, John Keane seconded the motion. The motion passed.

b. Mail

Phil had two bills to pay. One was the cell phone bill.

Norm motioned to request Nancy pay all future cell phone bills as they come into the office, Sharon seconded the motion. The motion passed.

The second bill was for renewing the Town & Cities magazine.

John motioned to renew the Town & Cities magazine, Norm seconded the motion. The motion passed.

Phil reviewed a notice for the extension of the permit from DES for the Woodward Subdivision for five years (Tax Map R 14, Lot 10).

Phil read a letter from Ed and Glenna Nutter regarding Sanborn Hill Road. The letter was sent to Phil and Betsy Bosiak as Recording Secretary. Sharon asked if a copy had been sent to the Board of Selectmen; it was discussed he probably did so. The stone walls and trees are the only items the Planning Board has jurisdiction over.

Phil had e-mails from HTA for inspecting culverts on Route 28 (Cobblestone – U-8-81). It was for the road next to Thompson Real Estate. There are escrow funds for this inspection.

Ken Smith gave the Board a copy of the updated plan. Jay noted he wanted to discuss issues with the property.

7:00 PM - Informational – Joyce Yeaton – Potential Subdivision – Echo Valley Road – Tax Map R9 - Lot 55

David Noyes presented a tax map to the Board. Ms. Yeaton would like to subdivide three lots from the parcel. They would like to do this as a minor subdivision. Phil noted the Board did not have any information on the topography, etc. Mr. Noyes indicated the topography, etc. would not be an issue. He noted he would not come in with anything that was not buildable. He was not asking to consider the specifics, but the concepts.

Betsy asked if this was the same lots they came in on before, it is not. Phil noted if they had two hundred feet of frontage and 2 acres then it was okay. However, then they needed to show other items (topo, wetlands) to determine if the lots would be approved.

Jay noted three lots plus the mother lot would be considered a major subdivision. Mr. Noyes noted he would come in with three lots including the mother lot, not four and all the data required for the subdivision.

Continued Public Hearing - R-13-37 - Towle Farms Estates – Goboro Road

Mr. Bartlett noted he is working with a group who would like to acquire the parcel for conservation land. He did not know where they were in the process. Mr. Bartlett requested another extension. The program is through the USDA.

Jay felt the extension should be granted. Granting an extension was discussed. Phil noted he receives telephone calls and the abutters should be re-notified again if Mr. Bartlett determined he would be continuing with his original plan.

Jay motioned to grant another extension until February 23, 2011, John Dodge seconded the motion. The motion passed.

Public Hearing – Capital Improvement Plan

Jay motioned to open the public hearing for the Capital Improvement Plan, Sharon seconded the motion. The motion passed.

John Keane, Chairman of the Capital Improvement Plan (CIP), noted the Committee had been formed and the work completed. John noted it was an advisory document for the Selectmen and Budget Committee to use for future planning. Epsom has no outstanding bonds for either the Town or School. The tax rate is reasonable compared with the surrounding towns.

Rick Belanger noted the document was good, but not used properly by Town officials.

Joyce Heck noted the ranking is for the urgency of the project, the projects are not ranked against each other. John noted Epsom has tried to update the CIP every year in the past. This is not necessary, but the CIP is mandated if the Town has a growth ordinance.

John reviewed the criteria for inclusion: cost of over \$10,000.00, a lifespan of over 2 years and not an operating cost.

Jay motioned to approve the CIP as proposed, John Dodge seconded the motion. The motion passed.

John Keane thanked the members of the Committee for their work on the plan.

Potential Zoning Regulation Revisions

Glen Horner discussed Amendment #1 and the issues with situations in the past. He felt the original intent was outlined with “interior” door. There is a need for a change to “interior walls” to further clarify the intent of the ordinance.

Glen discussed other proposed amendments that would meet new legislation passed last year. Discussion ensued regarding the proposed new changes. It was suggested Glen meet with Attorney Soltani regarding the proposed revisions.

Amendments #2 and #3 were reviewed.

The dates for the public hearing for the zoning revisions were discussed. The first public hearing was scheduled for December 29th.

Old/New Business

Jay requested direction regarding Autosmith. Jay wanted to know if Mr. Smith had to meet the conditions before he does the expansion. Jay confirmed if Mr. Smith parks cars for the business, they have to be on pavement. Regarding the arborvitae, Phil felt they would not have to be planted until spring. Jay noted there was a car half off the pavement at the east end of the lower lot when he went by earlier in the week.

There was a consensus to have the arborvitae planted by **May 15, 2011**. It was noted if the Zoning Compliance Officer finds cars off the pavement either in the upper or lower lots; the business is not in compliance and could be issued a violation.

The plan Mr. Smith left was reviewed by the Board. It was noted the plan indicates the upper lot is to be paved. The Board suggested a copy of these minutes be forwarded to Mr. Smith, Ms. Adams and Attorney Cronin via certified mail.

Sharon motioned to adjourn, Jay seconded the motion. The motion passed.

Phil adjourned the meeting at 8:17 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary