

Town of Epsom
Planning Board
2/24/10

In Attendance: Dan McGuire, Chairman; Phil Demeritt, Vice Chairman; John Dodge; Jay Hickey; Norm Gentry; Keith Cota, Selectman's Representative; Deirdre Davis, Alternate; Betsy Bosiak, Alternate; Sharon Burnston, Alternate

Not in Attendance: John Keane

Also in Attendance: Russell Bartlett; Marilyn Key; Joe Wichert; Adam Towne; Larry Leppard; Gary Keough; Donna Thill-Keough; Sara Tripp;

6:30 PM Administrative Session

Betsy is sitting in for John Keane. The minutes of February 10 were reviewed. Phil made a motion to approve the minutes as written. John Dodge seconded the motion. All in favor. Phil read an email that was sent to Dan from Chuck & Kathie Driesbach; they are the property owners of the 23 acres between North Road and Barton Road. The letter states that they are the only two people who are authorized to make action on that property.

Dan also said he received a letter from the owner of the former Coldan Gravel Pit, showing interest in building 10 apartment buildings; 9 apartments each. Dan advised him he'd need a Special Exception.

There was discussion about a drainage issue on Swamp Road. Phil & Betsy both indicated that there is definitely an issue with water in that area, and Betsy said it's been that way for many years.

6:50 PM Continued Public Hearing / Towle Farm Estates / 40 Lot Subdivision / Goboro Road / R13-36-1

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

Dan had contacted Attorney Soltani and asked him for input on the Phased plan, as proposed by the applicant. Atty. Soltani responded and that confidential letter was reviewed by the Planning Board. Dan read the paragraph from the letter that summarizes his recommendation. He suggests meeting with Dan, Keith and the applicant's attorney to discuss their plan in detail. Russ said he is certainly willing to meet for this discussion. Dan will set up this meeting.

Off-site improvements were briefly discussed. Russ feels that these should be discussed when the project is 1/2 - 2/3 done, as by that time, there will be an impact made and it will be easier to determine what the needs are. He did agree to do minor off-site improvements; signage, street light, and a cistern.

Phil made a motion to continue to March 24. Betsy seconded the motion. All in favor.

7:10 PM Public Hearing / Wood Cote Estates Phase IV / 25 Lot Subdivision / Wood Cote & Albert Nye Drive / R9-19 & R9-23

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

Joe passed out copies of the plan. This property is 124 acres, and the plan is to subdivide 23 residential lots, one lot will include an existing home. There will be an almost 48 acre open space area as well. Adam previously met with the BOS to discuss transferring ownership of the 48 acre parcel to the town. The BOS instructed Adam to begin the process with the Planning

Board, and then revisit the BOS again at a later date. They have received Site Specific approval & State Subdivision approval. There are 2800 SF of wetlands, including two vernal pools.

A list of comments was received by HTA, and Joe said they will be addressing these issues. He asked if he can talk directly with HTA and Dan said yes.

Joe provided a table showing all of the proposed lot sizes and the size of the lots when disregarding the building set backs & proposed easements.

One of HTA's comments was that a HISS map was not included. Joe stated that our Subdivision Regulations say that a HISS map is required at the determination of the Planning Board and he is requesting that the Board consider not requiring a HISS map. Dan will ask HTA what their reasoning is for noting that in their comments.

Another comment was that some of the lot lines are more than 10% off the perpendicular or radial street lines. Joe said he will check the noted lot numbers.

Dan asked if there are any abutters who have questions or comments. Sara Tripp asked if there will be any street lights, and Joe answered that there will not be. She also asked what will be done to improve Center Hill Road. Dan replied that it is too early to determine what improvements might be necessary. Sara also asked if both Albert Nye and Wood Cote will become town roads. Dan answered that yes, when they are brought to Town specifications, they will be accepted by the town. She asked for clarification of the open space area. Adam replied that currently that 48 acre parcel is a build able lot, but it is being donated to the town for recreational use, and in order to preserve the snowmobile trail.

Gary Keough is also concerned with the condition of Center Hill Road. There was a brief discussion about the need for a traffic study. Currently there are 10 houses total on Albert Nye & Wood Cote. Adam said he has spoken to Gordon Ellis about what improvements will be done on Center Hill Road. He will be doing a portion of the work himself, aside from just financially supporting the improvements.

Phil made a motion to not require a traffic study at this time. Betsy seconded the motion.

Discussion: Keith stated that as this development moves along, a traffic study might be helpful in determining what percentage of the improvements the developer should be responsible for. Betsy suggested that Gordon & Adam work out a list of improvements & present the list to the Board for review.

All in favor.

Adam said he would like to use the same cistern that was installed on Wood Cote; he will get a letter from the Fire Chief to be sure that style is acceptable.

Phil made a motion to continue to March 24. Betsy seconded the motion. All in favor.

7:50 PM – 8:00 PM Break

8:00 PM Informational / Can Do Properties / 3 Lot Subdivision / 111 Lockes Hill Road / R13-1

Web Stout passed out copies of the plan to subdivide this property into 3 lots. This plan shows a 50'+ right of way along the west side of the road. He also created a 50' x 50' turn-around easement at the top of the hill. Phil would like to see it 75' x 30'. Keith said it will need to be

discussed who will build the turn-around, and whether any escrow will be collected for its construction. Eric said he will be building the turn around.

There was a brief discussion about road improvements. Betsy suggested a road sign that indicates what house numbers are on this leg of the road.

Web said that it would be very difficult to put in a dry hydrant without putting in a pond.

Keith would like to see a driveway profile for proposed lot 1-2, and also would like to have drainage easements for the two swales on that same lot.

Phil made a motion to hold the Public Hearing on March 24 – and to be the first hearing on the agenda. John Dodge seconded the motion. All in favor.

8:30 PM Old/New Business

Dan said he received a call from Ken Smith and he would like to continue this to our first meeting in May. Phil strongly recommends that we do not put this off for so long, because Mr. Smith has been aware of the problem since last fall. Phil made a motion to wait until May as requested, however he must adhere to current conditions on the property. Betsy seconded the motion. All in favor.

Jay Hickey said Marley Taylor who owns the daycare on Goboro Road, would like to expand her area, but not increase the number of children she cares for. Jay said she would have to go back to the state if she wanted to increase the number of children. She would like to take over the area that was occupied by the candle shop. Keith wanted to ensure that the “unofficial” parking in front of the candle shop is eliminated. Jay said he would be sure of that. The consensus of the Board is to allow her to do this interior expansion as long as the number of children & employees remains the same, and she continues to use the designated parking area.

Betsy asked if there are new Planning & Land Use Regulations books. Dan said he has 3. Betsy indicated that all members should have one. Dan will order 6 additional copies.

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