

Approved as Amended: Philip Demeritt – 3-9-11

**TOWN OF EPSOM
PLANNING BOARD
FEBRUARY 23, 2011**

In Attendance: Philip Demeritt, Chairman; Deirdre Davis, Vice Chairman; John Keane; John Dodge; Jay Hickey; Sharon Burnston; Keith Cota, Selectmen's Representative

Not in Attendance: Norm Gentry, Alternate

Other Attendees: David Fiorentino; Marilyn Keyes; Vichelle Naugle

Dave Fiorentino had a discussion with Phil prior to the meeting with regards to his meetings with the ZBA and the Board's discussions with Jay. Phil noted that the only discussion was Jay keeping the Board apprised of the ZBA discussions. Dave left at 6:28 PM.

Phil opened the meeting at 6:30 PM.

6:30 PM – Administrative Session

a. Minutes

The minutes of January 26, 2011 were reviewed.

John K. moved to accept the minutes of January 26, 2011, Dee seconded the motion. The motion passed, Keith abstained.

b. Mail

The mail was reviewed and filed.

Committee Reports

There were no committee reports.

Keith noted it has been brought before the Board of Selectmen a question if the draft minutes of meetings should be posted on the Website. Currently they are available in the office with only the final minutes being posted on the website. The Selectmen are planning on inviting the Chairmen of the various boards to a future meeting for discussion on the subject. See further discussion below.

Continued Public Hearing – R-13-36-1 – Towle Farm Estates – Russell Bartlett – Goboro Road

John K. moved to reopen the public hearing on Towle Farm Estates, Jay seconded the motion. The motion passed.

Russell Bartlett noted the program he has been working with through the USDA has potential. It may also allow him to work with Bear Paw on additional conservation easements on other portions of the property. At this point his application before the Board needs to remain open.

Phil asked if Mr. Bartlett would be willing to send letters to the abutters informing them of what is occurring. Mr. Bartlett noted the letter would only state he is working with conservation groups to obtain easements. Mr. Bartlett is willing to send a letter and will submit the letter to the Board prior to its being mailed to the abutters.

Jay motioned to continue the public hearing until May 11, 2011.

Keith questioned the amount of time the Board has kept the application open, he does concur with the conservation of the wetlands.

Dee asked what was determined at the last meeting Mr. Bartlett attended. Phil noted Mr. Bartlett had asked for a continuance to continue to attempt to obtain the conservation easements.

John K. seconded Jay's motion provided Mr. Bartlett sends a letter to the abutters informing them of what is occurring. Jay amended his motion to include Mr. Bartlett must send a letter to the abutters.

Mrs. Keyes asked what would happen with the development if the conservation easements happened. Phil noted the proposed development would not occur.

The motion passed.

Old/New Business

Phil noted the Board had received the ZBA approval of Coldan Landholdings, LLC and David Fiorentino.

It was noted the ZBA changed the dates of when Mr. Fiorentino's truck with material had to be parked within the bermed area. Mr. Fiorentino must return to the Planning Board to request a change to the Planning Board condition to agree with the ZBA decision of the truck needing to be parked within the bermed area whenever it has material in it.

A proposal for R1-29 was looked at. Phil noted he has not received a request for this property to be discussed with the Board.

Phil requested a discussion of draft minutes on the computer. It was discussed the draft minutes are accessible in the Town Office with a consensus by the Board the draft minutes should not be on the Website.

Phil noted the Board would not be reviewing the Subdivision Regulations tonight, but would at the next meeting.

Jay noted the Board has to discuss the Growth Ordinance tonight. He will have the final information for the next meeting, but at this time the school has an approximate 90% occupancy.

John K. moved to adjourn, Jay seconded the motion. The motion passed.

Phil adjourned the meeting at 7:35 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary