

Town of Epsom  
Planning Board  
2/10/10

**In Attendance:** Dan McGuire, Chairman; Phil Demeritt, Vice Chairman; John Dodge; Jay Hickey; Sharon Burnston, Alternate; Deirdre Davis, Alternate; Betsy Bosiak, Alternate  
**Not in Attendance:** John Keane; Norm Gentry; Keith Cota, Selectman's Representative  
**Also in Attendance:** Joe Wichert; Adam Towne

**6:30 PM Administrative Session**

Sharon is sitting in for John Keane. Deirdre is sitting in for Norm Gentry. The minutes of 1/27/10 were reviewed. John made a motion to approve the minutes as amended. Phil seconded the motion. All in favor. Mail was reviewed. A letter has been received by DES in regard to a violation on River Road. Joe was able to give some history about the situation.

**Cobblestone Commercial / Route 28 / Adam Towne / U8-82 / Review Mylars, determine escrow for construction oversight, authorize performance bond.**

Joe passed out copies of the plan, and fees for each lot & recording/permit fees were discussed. It was discussed which conditions would be placed on the recorded plans. Phil made a motion to remove the previous requirement of having the top coat finished by 2009. The road will be substantially completed, with all but top coat; by the end of October 2010. Jay seconded the motion. All in favor.

Adam met with the Board of Selectmen & they agreed to a bond amount of \$200K for the road, and the Planning Board is in agreement with that amount.

HTA had previously estimated an amount of \$6700 - \$8700 for oversight, and Dan said they are willing to stand by this estimate from 2009. Phil made a motion to set the escrow amount at \$8700. Jay seconded the motion. All in favor.

Adam said that once all the escrow & bond money has been paid, he'd like to start work on the road the following Monday. He asked if there needs to be a pre-construction meeting, or if work can just begin. The Board stated that a pre-construction meeting is not necessary.

The escrow amount for the Wood Cote subdivision has been set at \$7100.00.

**7:20 PM Old/New Business**

Dan has proposed a brief letter to be printed in the Suncook Valley Sun to briefly explain the proposed zoning items on the ballot.

7:30 PM Phil made a motion to adjourn. Jay seconded the motion. All in favor.