

TOWN OF EPSOM  
PLANNING BOARD  
MARCH 9, 2011

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

**Not in Attendance:** Norm Gentry, Alternate

**Other Attendees:** Whitey Foss; Darlene Phelps

Phil opened the meeting at 6:28 PM.

**6:30 PM – Administrative Session**

**a. Minutes**

The minutes of February 23, 2011 were reviewed and amended.

**John D. moved to accept the minutes of February 23, 2011 as amended, John K. seconded the motion. The motion passed.**

**b. Mail**

Phil read a letter from the Conservation Law Foundation regarding the Northern Pass Transmission Line meetings. The proposed locations of the transmission line were discussed.

Phil reviewed a Voluntary Merger for Tax Map R 9, Lot 53-10 and Tax Map R9, Lot 53-B with Tax Map R 9, Lot 53-B to be eliminated. There is other land with the two lots in Deerfield.

**Jay moved to approve the lot merger of Tax Map R 9, Lot 53-10 and Tax Map R9, Lot 53-B, Dee seconded the motion. The motion passed.**

Phil noted Jay and he had been reelected to the Planning Board. Phil also noted he has resigned from the Fire Department.

**c. Committee Reports**

There are no committee reports.

Greg Foss from K & K Landscape came before the Board to revise the site plan to remove the existing Storage shed and install a 12' X 16' shed at his location on Tax Map U 3, Lot 25. The new shed will also be removal.

**Keith motioned the proposed shed is to be 12' X 16' to be situated in the same location as the original 8' X 25' C Container and will be considered in compliance with the original approved site plan, Jay seconded the motion. The motion passed.**

### **Review of Subdivision Regulations**

The Board reviewed and revised for future public hearing a portion of the subdivision regulations. The page numbers referred to are from the Subdivision Regulations with a last revision date of March 2004.

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#### **3.2 Words and Terms Defined**

7. Buffer Zone: An area of land boarding a delineated wetland, river, stream, pond, or other surface water 50 feet wide.

Revise to read:

7. Buffer Zone: An area of land bordering a delineated wetland, river, stream, pond, or other surface water 50 feet wide or as deemed appropriate by the Planning Board.

The definition of contiguous land was discussed with the following definition to be added:

Contiguous Land:

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#### **5.2 Lot Requirements**

- A. **SIZE**: All lots (s)hall contain a minimum of two (2) acres as required by the Epsom Zoning Ordinances. Each lot shall have at least one (1) acre contiguous land with the following characteristics not included:

Add:

7. All required setbacks as required under the Epsom Zoning Ordinances.
8. All land which are subjected to drainage, conservation or utility easements.

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#### **5.5 Monuments**

##### **C. PLACEMENT**

Add:

3. Bounds to be set for approved subdivisions prior to a building permit being issued.

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**5. Classification:**

- (d) Cul-de-sac: Streets, including loop streets, with only one point of access from an approved street with multiple points of access; and

Revise to read:

- (d) Cul-de-sac: Streets with only one point of access not to exceed one thousand (1,000) feet in length from an approved street having multiple points of public access.

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**R. Roadway Design Standards**

10. Cul-De-Sacs: Permanent cul-de-sacs shall not exceed one thousand (1,000) feet in length and shall be provided with a circular turnaround with a centerline radius of not less than fifty (50) feet and a pavement width of twenty-two (22) feet. The center island shall be landscaped adequately.

The definition of Cul de Sac is to define the length to be only 1,000 feet in length including the circle turnaround. The discussion was to make as clear as possible the maximum length of the cul de sac would be to the very top of the Cul de Sac and not have the length be just the roadway, but to include the rear of the circle.

Revise to read:

10. Cul-De-Sacs: Permanent cul-de-sacs shall not exceed one thousand (1,000) feet in total length, including the turnaround, and shall be provided with a circular turnaround with a centerline radius of not less than fifty (50) feet to not more than seventy-five (75) feet and a pavement width of twenty-two (22) feet. The center island shall be landscaped adequately.

Delete the following:

11. Temporary Dead-End Streets: Temporary dead-end streets shall have the turnaround leg of the L-shaped turnaround not less than thirty (30) feet long measured from the closest edge of pavement of the street and shall be as wide as the street which it serves with a fifty (50) foot radius transitional area at the corner.

Discussion is this has been a problem for the Board. It was determined it would be better suited to delete this definition and discuss each situation with developers if they occur in a phased development.

The Public Hearing process used by the Board and the RSAs were reviewed and discussed with no determination of any revisions. Betsy will research how other towns complete their process.

The Board determined a Public Hearing for April 13 for the Subdivision Regulation revisions currently completed.

**Growth Ordinance**

Jay noted the school numbers for the Growth Ordinance is over 90%. A public hearing will be scheduled for April 13.

**Sharon moved to adjourn, Dee seconded the motion. The motion passed.**

**Respectfully submitted,**

**Betsy Bosiak**