

Town of Epsom  
Planning Board  
3/25/09

**In Attendance:** Dan McGuire, Chairman; Keith Cota, John Keane, John Dodge, Phil Demeritt, Jay Hickey

**Not In Attendance:** Betsy Bosiak, Alternate

**Other Attendees:** Barbara Clark, Sharon Burnston, Norm Gentry, Webster Stout, Beth Beaton, Frank A. Quimby, Mike Shumway, Jacques Belanger, Rebekkah Jackson, Thomas Clair, Jari-Ann Fuller, John Snyder

**Administrative Session:**

- a. The minutes of 3/11/09 were reviewed. AASHTO is spelled incorrectly. Correction of misspelled words will be done by Dan as he has the file. Keith made a motion to accept the minutes as corrected and it was seconded by Jay for the 3/11/09 meeting.
  - b. Mail: Dan presented the following items:
    - a. ZBA notice of hearing scheduled for 4/15/09: David Golias is requesting a variance to construct a single family residence on a lot with 145 feet of frontage which does not meet the 200 foot requirement.
    - b. The community block grant development application is due by 4/30/09. There is \$50,000 available.
    - c. The annual traffic count needs to be completed by 4/10/09.  
Priority:  
Goboro Road, south of Sherburne Road  
Center Hill Road, east of Cass Road  
North Road, at the Pittsfield Town Line  
New Rye Road, east of Black Hall Road  
New Rye Road, at the Allenstown Town Line  
Second Priority:  
Lord's Mill Road, north of Route 4  
Jug City Road, east of Copperline Drive and Route 28  
Swamp Road, east of New Rye Road  
Mt. Delight Road, at the Deerfield Town Line  
Route 4, west of the New Medical Center
  - d. DOT: from Mr. O'Donnell regarding development.  
They looked over the traffic study and a right turn lane is needed on Route 28 and that Bartlett Farms Development should pay for it. Following discussion, it was decided that the developer will have to give us the coast.
  - e. From Joanne Randall:  
Gordon said that the Bartlett Farms Development should pay for half of the paving of the road at an approximate cost of \$1,000,000. That would be \$500,000. Keith addressed Joanne's request: If the town has not properly maintained the road, we cannot pass on the cost to the developer. We would have a hard time justifying this in court.
  - f. Copy of Town and City Magazine available for reading
- c. Election of Officers:

- a. Chairman: Keith made a motion to nominate Dan McGuire and it was seconded by Jay. It was voted unanimously.
- b. Vice Chairman: Keith nominated Phil and it was seconded by Dan. It was voted unanimously.
- c. Delegate to the Zoning Board: Keith discussed nominating Alan Quimby. The board will review this in a couple of months. Another option is that Alan remains on the Zoning Board. Dan will contact him and discuss it.
- d. Alternates: Bruce Coutu says that his health will not allow him to serve so we have a vacancy. Norm Gentry received the next highest vote count at the March elections, and is currently an alternate on the Planning Board. Keith nominated Norm to fill the vacancy created by Bruce until March 2010. The motion was seconded by Jay. Voted unanimously.
- e. Other alternates to be considered: Sharon Burnston and Deidre Davis. Barbara Clark advised the board that paperwork goes first to the BOS and then to the Town Clerk.
- f. Membership to Other Committees: Keith discussed:
  - Hazard Mitigation: Phil
  - Central NH Regional Planning Committee: question if Betsy will still serve on this committee.
- f. Phil requested that a card be gotten for Darlene and one for Abby. Dan will pick up and bring to the next meeting.
- g. Dan wants a letter of commendation and thanks for their contribution to the Planning Board sent to Chris Porter and Alan Quimby. Dan will take care of both of these tasks.

**Public Hearing / Beaton-Snyder / Lot-line adjustment – 26/36 Chestnut Pond Road, U19-60/U19-59.**

Phil made a motion to open the public hearing at 7:22 PM and it was seconded by John Keane. It was a unanimous vote. Webb Stout, surveyor of note, presented. The property owners are present. Outdoor wood furnace, meets frontage requirements and both parties agree and have signed the application. Public input was requested and there was none. Keith made a motion to close the public hearing and it was seconded by Phil. It was voted unanimously to close the public hearing at 7:28 PM. Keith made a motion to approve the lot-line adjustment and it was seconded by Phil. It was voted unanimously to approve.

**Public Hearing / Quimby-Shumway / Lot-line adjustment – 2146/2148 Dover Road. U6-12-1/U6-12-2.**

Phil made a motion to opening the public hearing at 7:30 PM and it was seconded by John Keane. Jacques Belanger, surveyor presented. The property owners are present. There shall be no improvement or disturbances to the wetlands. It will require State subdivision approval because it drops below the five acres. They have not applied for it because they are waiting to get conditional approval by this board. The soil types need to be included as they are not indicated. Public input was requested and there was none. Both parties have signed the application. Phil made a motion to close the public hearing at 7:40 PM and it was seconded by Jay. It was voted unanimously. Phil made a motion to approve the lot-line adjustment with the following two conditions: State subdivision approval and the required information on the soil types have to be recorded. It was seconded by John Keane. It was voted unanimously to approve.

**Public Hearing: Master Plan**

Phil made a motion to open the hearing at 7:45 PM and it was seconded by John Dodge. Voted unanimously to open the public hearing. Phil agreed with most everything. He had written down his comments and already turned them in. Next step would be to have the committee provide the final draft and have a hearing on it in a month. Sharon Burnston asked what your collective sense of this document is. Dan, who has been on the board two years, said we have not referenced this document very often in the last two years. They have improved it since the previous draft. Phil talked about the land use portion and he agrees with 90% and disagrees with 10%. He disagrees with the statistics of voting. Norm Gentry will be putting this document on the web site. Keith made a motion to continue the public hearing to 4/22/09 and it was seconded by Jay. Unanimous voted at 8:05 PM.

**Growth Ordinance:** Components include: capacity of school, have used 471 as the capacity of ECS and if we approach 90% we kick growth ordinance out. Assessment is another component of the growth ordinance. When Jay called ECS, they are currently at 442, which is 93.8% at the time so it is over the 90% requirement. There are currently 283 students attending PA. State recommendations for class size were discussed. They also talked about our own School Board recommendations for class size. Dan contacted them and they have not gotten back to him on it yet. Sharon Burnston asked what happens if subdivisions are approved and it exceeds the capacity of the school? Keith responded that we can apply the growth ordinance. Growth ordinance limits the building permits to 25, and we have 12 left over from last year. Jay called and asked for a count and they have not replied. He also called Tony, the town attorney, and he said to keep it at 25. To date he has given out 6 single family permits. Jay assumes the carry over is added to this year. We need confirmations on the counts to do the calculations for the test. Jay will get the projections from Regional Planning.

**New Business:** Jay inquired about a contract that came in from HTA. Adam Towne, Jay says, will review the contract from HTA and then approve it. The Route 28 and Route 4 project will be completed by 6/30/09. They must provide all project requirements and also designate a contact person. They are not responsible for construction activities that they are not present to observe. They will not be attending the construction meeting. Rokeh has to be ruled out on this project because he works with Adam Towne. They also discussed Nick Criscenti from SFC. Jay commented that the engineering is the expensive part of the project. Keith stated that we need the escrow amount from Adam and it should not exceed \$8700.00, unless he is notified in advance. Phil wants another quote and thought that we should request an estimate from Turner.

Phil brought two concerns forward from the Fire Department:

1. Bartlett Farms has contacted them and wants to wait until 8 houses are built, and have C.O.'s before the cistern is put in. The Fire Department does not agree with this.
2. Jay Hickey and Matt Moulton went over to the new Medical Center construction site and witnessed a ladder being placed up against an inside wall and the ladder went through the sheet rock. The sheet rock that had been used was not what it was supposed to be. The tenant has not rented the other half of the building and so they do not want to put the stairs in that part at this time. Jay and Matt are not happy with the location of the fire alarm panels and would have to go onto the neighbors land to reach them. According to Joe Wichert, the land dispute has been resolved. Matt Moulton wants them to put a door on the inside of the building to access the panel, and they do not want to do it. They are putting an enunciator panel at the front of the building. Keith thought it would be appropriate for them to come in with an adjusted site plan before they get a CO for the property. Jay understands that the hospital accepted Gruette's lot

line rather than dispute it. SFC is doing inspections for the life safety codes. Keith said that they need to come in with a revised site plan for us to consider.

Keith said that Barbara has provided us with the new zoning ordinances included and she would like input if you see any corrections. When we approve, she will print a limited number of booklets because she is finding that people are downloading them from the website.

Any more business to come before the board; being none Keith made a motion to adjourn the meeting at 8:55 PM. Phil seconded the motion and it was voted unanimously.

Respectfully Submitted,  
Mary Frambach, Acting Secretary