

4/14/10

**TOWN OF EPSOM  
PLANNING BOARD  
April 14, 2010**

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

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

**Also In Attendance:** Adam Towne; Jon Rokeh; Steven Kosusko; Joe Harnois

**6:30 PM Administrative Session**

The minutes of 4/14/10 were reviewed. Sharon stated that she was under the impression that she and John Dodge both are representatives to the Hazardous Mitigation Committee, not merely as an alternate. She wants to serve as a full member of the committee. Phil stated that the nomination was for John Dodge as the representative & Sharon as the alternate. This will be discussed again during Old / New Business. Keith made a motion to approve the minutes as amended. John Keane seconded the motion. All in favor.

Mail was reviewed.

Phil read a letter from Gordon Ellis, Road Agent stating that there are drainage issues on Copperline Drive. Phil is going to call RJ Moreau personally to discuss the issue.

RJ Moreau called HTA for a driveway inspection instead of calling the Town to arrange the inspection. Phil will forward the invoice from HTA directly to Moreau.

Committee Reports:

Sharon briefly recapped the Hazard Mitigation Committee Meeting that she attended.

Betsy said the CNHRPC meeting is tomorrow night.

**7:09 PM Public Hearing / Can Do Properties / Subdivision / R13-01**

Sharon made a motion to open the Public Hearing. Deirdre seconded the motion.

Phil said he received a call from the applicant and they are not prepared for tonight & would like to be put on the agenda for our next meeting.

Keith made a motion to continue the Public Hearing to April 28. Jay seconded the motion. All in favor.

**7:10 PM Public Hearing / Harnois / Subdivision / U11-17**

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

Joe provided the Board with copies of his new plan which shows the location of two test pits that were dug on Saturday. They have been sent to the State, but approvals have not been received yet.

The lot containing the existing home will have 200' of frontage and 3.05 acres & the new lot will have 178.45' of frontage and 8.05 acres.

He has received his State Driveway Permit. He proposes the new driveway to be just to the south of the existing rock wall.

Jay advised Joe that he will need a wetlands crossing permit and said the application is available in the Town Clerk's office.

Phil asked if there are any members of the public who wish to make comment and there are none.

4/14/10

Keith suggested establishing minimum driveway standards for the new driveway in order to ensure that emergency vehicles will have appropriate access to the new lot, since the driveway will be very long. Keith added that the driveway must be 14' wide.

Keith made a motion to continue this public hearing to April 28. John Keane seconded the motion. All in favor.

### **7:30 PM Continued Public Hearing / Wood Cote / Phase IV / Subdivision / R19-23**

Keith made a motion to open the continued Public Hearing. John Keane seconded the motion. All in favor.

Phil said on April 3 John Rokeh, and Joe Wichert met with Keith and Phil to discuss the items that HTA had made comments on. He said no decisions were made, but made the applicants aware of what the Planning Board would be looking for.

Jon Rokeh reviewed the long list of Engineering & Roadway Plan comments.

Phil received a letter from the Fire Department regarding the cistern, and they are agreeable with the style of cistern. Placement will be determined by the Fire Department.

The applicant has applied for waivers for the additional length of 8% grade on Albert Nye Drive and some 3:1 and 2:1 slopes were used instead of the 4:1 slopes.

Keith feels they have addressed the 8% grade issue to the best of their ability, and feels the waiver request is reasonable.

He also feels that the slope issues have been addressed appropriately and he would be supportive of granting these two waivers.

Steve Kosusko reviewed HTA's comments on the Subdivision Sheets.

There was discussion about one proposed jagged property line. It was decided that the applicant will request a waiver for 2 property lines that are more than 10 degrees off perpendicular in order to retain a stone wall and for ease in driveway placement due to wetlands on one lot and also for the property line to run along the stone wall on the other lot.

Adam said after closer examination, he'd like to eliminate one lot (19-7) as it appears that the home would be too close to the property line of an existing lot. He will provide lot profiles for the other 7 lots that have less than 1 acre buildable area due to eliminating wetlands, setbacks & easements in the buildable area.

Jay made a motion to continue this Public Hearing to May 12, 2010. Sharon seconded the motion. All in favor.

### **8:45 PM - 8:55 Break**

### **8:55 Old/New Business**

Jay said that Joe Connolly from Deerfield Towing has not followed his site plan regulations and did not have an impervious surface. Jay said that he has his retention pond on the opposite side as what's shown on the plan. Jay said that he'd request the Planning Board's permission to make that change. The board agreed and would like to have a copy of the new plan.

Darlene advised the Board that she will be stepping down as Recording Secretary of this Board. She recommends Jamie Pike as her replacement. Some members felt it would be appropriate to advertise the position, and also is hopeful that Jamie will apply. It was decided to advertise the position for one week.

Regarding Sharon's concern about being appointed as an alternate as opposed to the representative of the Hazard Mitigation Committee, Phil said that Committee asks for one member, not two. Sharon said she'll leave the decision up to the rest of the Board. Phil said he'll contact Joanne Randall to see if there can be two representatives.

Ken Smith of AutoSmith contacted Deirdre Davis about his site plan. He said he is out of town until the end of August. Deirdre advised him that he needs to be in compliance with his site plan requirements and Ken said he is in compliance now. Jay said on Sunday there were 58 cars out front and 10 on top, which is within his allowable numbers.

Phil wanted to make sure everyone has a copy of the proposed Master Plan and he wants everyone to read it and be ready for discussion on April 28.

Phil said after the Master Plan has been completed, we will be reviewing the Subdivision Regulations.

Phil would like to schedule a Saturday meeting from 9 AM – 12 PM for housekeeping (literally). Plans needs to be filed, duplicated eliminated, etc. Betsy asked if any of the office staff is available to do any filing on Wednesdays when the office is closed, for future filing. A group will meet this Saturday, April 17.

Deirdre said she went to Whitetail Drive to see the drainage issue per Gordon's request and she didn't see any issues. Phil said this appears to be a private driveway issue. Other board members agreed. Keith suggested that Gordon come before the board to discuss if he still has concerns.

9:25 PM John Keane made a motion to adjourn. Deirdre seconded the motion. All in favor.