

Town of Epsom
Planning Board
4/22/09

In Attendance: Dan McGuire, Chairman; Phil Demeritt, Vice Chairman; John Keane, John Dodge, Norm Gentry; Jay Hickey; Betsy Bosiak, Alternate; Keith Cota, Selectman's Representative

Also In Attendance: Sharon Burnston; Deirdre Davis; Marilyn Key; Donna Berberian; Russell Bartlett; Vichelle Naugle; Jeff Lewis; Adam & Jessica Towne; Dan Weldon; Joe Wichert

6:30 PM Administrative Session

Phil made a motion to approve the minutes of 4/8/09 as amended. Jay seconded the motion. All in favor.

Phil has reviewed the Hazard Mitigation Plan – and feels it was very well put together and deserves our full support. Phil made a motion to endorse the Hazard Mitigation Plan as prepared. Keith seconded the motion. Discussion on the motion: Keith feels that a lot of work & emphasis was put on developing this Plan and it will serve the town well. All in favor.

Deirdre Davis and Sharon Burnston are both in attendance as potential alternates to the Planning Board.

Copies of the Master Plan were distributed some time ago for each member to review. After a brief discussion, Phil made a motion to have a work session for the Master Plan on May 27. John Keane seconded the motion. All in favor.

7:00 PM Continued Public Hearing / Towle Farm Estates / 40 Lot Subdivision / Goboro Road / R13-36-1

Phil made a motion open the Continued Public Hearing. Jay seconded the motion. All in favor. SFC has requested an additional \$700.00 for review expenses (\$400.00 for re-review of the plans). Dan would like the Board's feedback about whether we are getting a good value for our money with SFC. Jay said they have missed a few things, but they have provided us with some good information. Russ Bartlett stated that he would not argue with the additional money, however he's not sure what else needs to be reviewed. Keith said SFC provided a 7 page review on Jan 26 and the developer has not yet shown us that they have addressed all of the issues in that review.

Dan asked what the general opinion is on the traffic study – does anyone feel it needs to be redone. The consensus is that although there were some flaws, it's unlikely that redoing the study would drastically change the results. Betsy obtained traffic counts from CNHRPC. The numbers are not vastly different than the ones shown in Mr. Pernaw's report. Phil said he did a "traffic count" on Saturday morning between the proposed development & the bridge – from 8:30 AM – 9:30 AM and there were 42 cars (total: going both ways). Dan said he spoke to Mr. Pernaw about the expected delay on Depot St. turning onto Route 28 during Peak Hours – and was told the delay would increase by 6 seconds from 14 seconds to 20 seconds. Sight distance was discussed as well. Phil said he measured the sight distance at 316'. Phil would like to see

a street light at the end of the road leading into the development, and some speed limit signs & signs warning of the curve ahead. Keith stated that SFC feels it meets sight distance requirements and he agrees. Betsy noted that there likely would be a school bus stop at the end of the development & the safety of it should be considered, and specific signage should be required.

Jay said he spoke to Tony Soltani and he stated that we have the right to require off site improvements. Keith stated that although that intersection is already "failing", the Planning Board needs to decide if it is comfortable in allowing an additional 375 car trips per day without requiring off site improvements at that intersection. Keith stated that DOT does not have any plans for a redesign of the intersection at Depot Street and Route 28.

Betsy asked if there are any drainage issues along Goboro Road that will escalate because of this development. Jeff Lewis said the subdivision will not increase drainage along Goboro Road. He said there is a ditch on Goboro Road that needs to be maintained.

The waivers they are requesting:

1 – Guardrail: to locate the guardrail at the edge of the shoulder as opposed to the edge of the pavement.

2 – Fill slopes: Slopes will be a combination of 3 to 1 slopes with no guardrail and 2 to 1 slopes with guardrail at all wetland crossings. All other fill slopes will be no steeper than 4 to 1.

Keith said he looked at the revised plans that were provided at the meeting on April 8. He noted that the number of guardrails was reduced, however the plans do not show where the steeper slopes without guardrail are located – there are no cross-sections shown on the plan. There was a lengthy discussion about guardrails.

Jeff indicated the areas on the plan that they intend to avoid guardrail. Jay said he is concerned that by issuing waivers we are increasing maintenance costs to the town in the future.

Maintenance around guardrails requires more work.

3 – Driveway & Culvert Locations: To prepare driveway grading exhibits and site distance exhibits for driveways on critical lots only.

Jay feels that all driveways should be designed ahead of time, and shown on the plan. That way the Planning Board knows that a driveway can be built on every lot that meets our specifications. If at the time the home is built, the homeowner wants to move the driveway, they can request a waiver. Betsy stated that during the site walk, she noted several driveways that she has concerns about. Keith said he thinks there will be drainage issues on some driveways. He also thinks there will be sight distance issues at some driveways.

Jeff asked for clarification if he needs to just show the driveway location on the plan. Dan responded yes. Keith said they should have one roadway design plan that shows just the driveway locations for the Road Agent to use in approving the driveway locations.

Keith provided some detailed feedback based on his expertise and his opinion. He found 12 lots within this subdivision that might not be buildable lots unless a variance is granted (does not meet buildable area & set backs.) (1, 7, 9, 10, 21-24, 27, 28, 37). Considering the size of the home that will be built in this subdivision, he does not feel there is enough buildable area on some lots. He also looked at several lots that the protected well radius would likely extend beyond their property line (16, 32 - 34), onto adjacent properties or into the Town's Right Of

Way (25). Joe Wichert stated that well radii are permitted by the State to extend beyond the property line by no more than 10'. Keith also stated that the well radius is located in the proposed water quality treatment basins (1, 35, 36).

Jay made a motion to adopt Keith's memorandum dated April 22, 2009 as guidelines for the developer to review. Phil seconded the motion. All in favor.

Dan asked Russ Bartlett if they would be ready with their new plans on May 13. Russ said he was not sure, but would like to be on the agenda just in case. If not – they will be ready on June 10.

Jay made a motion to continue this public hearing to May 13. John Keane seconded the motion. All in favor.

8:55 PM Informational / Weldon / 304 North Road / 3 Lot Subdivision / R15-2

Joe Wichert is representing Dan Weldon of Sandy Realty Trust who proposes to subdivide this 14.47 Acre Lot and create 2 new building lots (each over 5 acres) and leave a remaining lot with a house. Phil asked if the existing house would be kept or torn down, and Joe said they will not be tearing the house down – it will be kept there. Each lot requires a small wetlands crossing to get to the house. Each lot has over 200' frontage. Line of sight looks adequate for both new lots. They will require State Subdivision approval for the lot that will remain with the house on it, because it is less than 5 acres.

Keith has a concern about the driveway, and Joe will address that at the public hearing. Phil asked about some large pine trees that block the line of sight at the remaining house lot. Mr. Weldon said he's not sure if they are on his property or the town's. This will be investigated. Betsy indicated she'd like to do a site walk. Betsy is also concerned about proposed lot 2-2 and that there is a snow storage issue. She'd like to see the stone wall removed to allow more storage.

Keith will be looking at drainage across those new driveways. He'd also like to see the hydraulic analysis for the size of the culverts at the wetlands crossings.

Joe said he will submit the application to the Planning Board, and will apply for their State permits. After that, we will do the site walk & have the Public Hearing.

9:20 PM Informational / Wood Cote Estates Phase IV / 25 Lot Subdivision / R9-19 & R9-23 / Wood Cote & Albert Nye

Joe Wichert provided the board with this plan. This is for Phase IV. This is a 24 lot subdivision. They are having some State permit issues. They had a window of 6-9 months to obtain their permits, so in light of that; they applied for those permits before coming to the Planning Board. Their intent was to get feedback from the State before moving forward to the Planning Board. Adam said they went to the Conservation Commission and one of their main concerns was to not disturb the snowmobile trails in that area. Adam said they are considering creating a parking lot for access to the snowmobile trail. They are currently working with several State Departments in obtaining their permits. There are two vernal pools in this area, and a Blanding

Turtle was seen in that area, which is on the State Endangered List, so NH Fish & Game is also involved in the permitting process.

On site, one cistern is slated to be installed in June and one more will be installed before the end of the year.

There is a bond in place on Albert Nye Drive, but there is not one on Wood Cote. Adam said he has discussed with Gordon whether the town will accept Albert Nye Drive or not. He said the bond is going to expire on Albert Nye Drive, but he does not want to top coat it and then have all the dump trucks travelling on it to build the subdivision. He plans to go before the Board of Selectmen to discuss this. Keith suggested he begin that dialogue with the BOS.

Adam said the State will be coming out for a site walk. Keith asked him to advise the Planning Board when the site walk is so we can attend.

9:45 PM Phil made a motion to adjourn. Norm seconded the motion. All in favor.