

**TOWN OF EPSOM  
PLANNING BOARD  
April 28, 2010**

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

**Not in Attendance:** Betsy Bosiak, Alternate; Jay Hickey

**Also in Attendance:** Eric Reid; Web Stout; Russ Bartlett; Joe Wichert; Eric Reid; Stephen & Vichelle Naugle

**6:30 PM Administrative Session**

John Keane made a motion to approve the minutes as amended. Sharon seconded the motion. All in favor.

Phil read Darlene's letter of resignation to the board. A cover letter and resume was reviewed by a potential replacement Recording Secretary.

Mail was reviewed.

John Keane made a motion to approve the payment for the Planning Board cell phone. Deirdre seconded the motion. All in favor.

**6:50 PM Continued Public Hearing / Can Do Properties / Subdivision / R13-01**

John Keane made a motion to reopen the continued Public Hearing. Sharon seconded the motion. All in favor.

Web Stout stated that they have received State Subdivision Approval for the one lot as required. A note on the driveway for lot 1-2 regarding the gravel base and the driveway width has been added to the plan. The property lines were also added to Plan 1.

There are no members of the public who wish to comment.

Phil asked who will be doing the turn-around & Eric said he'll be doing it. Keith suggested three conditions for approval:

\* Construction of turn-around before sale of any lots to the satisfaction of the Road Agent.

\* Driveway access exceeding 300' long must be 14' wide with a 12" gravel base and a height clearance of 12'6".

\* Roadway easement to be prepared by the owner & reviewed by the Town Attorney & Recorded at the MCRD.

John Keane made a motion to close the Public Hearing. Deirdre seconded the motion. All in favor.

Phil stated he'd like to place another condition to no further subdivision of Lot #1. Web stated that he is concerned that if that lot is subdivided one more time it would become a major subdivision. He questioned the authority of the Planning Board to place such a condition. Keith suggested that the condition be worded that no more subdivision (only on Lot #1) without bringing the road up to Town standards.

Keith also stated that a condition should be that the applicant will provide the 2 drainage easements as discussed.

Keith made a motion to approve the subdivision with the following conditions:

\* Construction of turn-around before sale of any lots to the satisfaction of the Road Agent.

\* Driveway access exceeding 300' long must be 14' wide with a 12" crushed gravel base and a vertical clearance of 12'6".

\* Roadway easement to be prepared by the owner & reviewed by the Town Attorney & Recorded at the MCRD.

\* No more subdivision of Lot #1 without full road upgrade to Class 5 road standards.

\* Drainage easements as shown on the plan shall be provided to the Town and recorded with the subdivision plans.

Sharon seconded the motion. All in favor.

### **7:12 PM Continued Public Hearing / Joe Harnois / Subdivision / U11-17**

Joe Harnois has received State Subdivision Approval. There is a note on the approval which indicates that a dredge & fill permit may be required and if so the necessary permitting must be obtained prior to construction. There was a brief discussion about where the driveway will be placed and whether it will run between the stone walls or if one stone wall must be moved. Joe said his surveyor has told him there is plenty of room to put a driveway in without a wetlands permit. Keith's only concern is that due to the length of the driveway, he would like to place a condition that the driveway be 14' wide, with a 12" crushed gravel base and a vertical clearance of 12'6".

Sharon voiced concern about the placement of the driveway. Keith noted that there are regulatory requirements that the applicant must fulfill. This Board does not need to regulate that for this minor subdivision. He will need to have access to the property in order to get his building permit.

There are no members of the public who wish to provide comment.

John Dodge made a motion to close the public hearing. Deirdre seconded the motion. All in favor.

Keith made a motion to approve the subdivision with the following condition:

\* Driveway access exceeding 300' long must be 14' wide with a 12" crushed gravel base and a vertical clearance of 12'6".

John Keane seconded the motion. All in favor.

7:25 PM - 7:40 Break

### **7:40 PM Continued Public Hearing / Towle Farm Estates / Subdivision / R13-36-1**

John Dodge made a motion to reopen the public hearing. Sharon seconded the motion. All in favor.

Russ Bartlett said within the past month since he was last year, he has been approached by a federally funded conservation program through the USDA and they are interested in his property for a Wetlands Reserve Program, because his property is so wet. Deirdre asked if the entire parcel is being considered, or just the common area and Russ replied that they are considering the entire parcel. Because this is a federal program and they are very thorough, it will take them some time to complete their review. This is a federally funded program and it will take some time to find the funding.

Russ asked if he can have some time to evaluate his property & find out their level of interest in his property. He certainly doesn't want to waste the board's time, so he is requesting a continuance for a couple of months.

Keith suggested that the abutting property owners be notified of the continuance by 1<sup>st</sup> class mail.

Keith made a motion to grant a continuance to July 14 with the condition that all abutters be notified by 1<sup>st</sup> Class Mail in early July. Russ will provide an updated abutter's list & fee by June 25.

### 7:50 PM Old/New Business

The job description for the Recording Secretary was discussed. Phil said that the RSA requires the job be posted.

It was discussed that the final minutes have not been posted on the website in several months. Keith will check with Debbie & Barb to see how it will best be handled so that the minutes get posted in a timely fashion.

### Master Plan Review

Chapter 1 Vision: GOALS AND OBJECTIVES:

**Page 1-1 (REMOVE LINE)** Epsom should continue to examine scenarios for the development of a Route 4 bypass.

**Page 1-2 (CHANGE WORDING IN FIRST LINE)** Change word in first line from exactions to mitigation.

**(ADD THE WORD REASONABLE)** To ensure *reasonable* compliance with the new Affordable Housing Legislation.

**Page 1-3 (ADD A WORD)** Goal RE: Workforce Housing Ensure that Epsom is in *reasonable* compliance...

**GOAL: Workforce Housing (REMOVE THE FIRST TWO SENTENCES).** Change the third sentence to *"It appears that Epsom's regulatory framework permits various types of housing that would qualify as "workforce housing" given the town's existing housing stock. Conducting a regulatory audit would serve to fully assess the town's reasonable requirement.*

**Page 1-5 (STRIKE OUT SENTENCE)** Remove sentence "Another option could be a review committee consisting of Police....."

**Page 1-6 GOAL: Take Action to Make Major Improvements to Town Roads (STRIKE OUT WORD)** Remove word *exactions*.

**Page 1-7 GOAL: Open a Dialog with the NHDOT.... (CHANGE WORDING)** "...to identify the most favorable improvements to the state highway situation."

**(REMOVE THE WORD IMPACT) GOAL: Regularly Review the Feasibility of Instituting a Transportation Impact Fees for all New Commercial and Residential Units.** Also remove the word "impact" from this paragraph.

**Page 1-8 (REPLACE THE PARAGRAPH) GOAL: "IMPLEMENT NEW ENVIRONMENTALLY BASED ZONING TECHNIQUES" – BUT REMOVE "INNOVATIVE"**

**GOAL: Revise Cluster Development Ordinance (CHANGE WORD FROM CAN TO MAY).** Define REPP Program.

**9:00 PM** John Keane made a motion to adjourn. John Dodge seconded the motion. All in favor.