

Town of Epsom
Planning Board
5/27/09

In Attendance: Dan McGuire, Chairman; Phil Demeritt , Vice Chairman; John Keane, John Dodge, Jay Hickey; Norm Gentry; Betsy Bosiak, Alternate

Not In Attendance: Keith Cota, Selectman's Representative

Also In Attendance: Sharon Burnston

6:35 PM Administrative Session

Betsy is sitting in for Jay Hickey until he arrives.

Mail was reviewed.

Jay Hickey arrived at 6:50 PM.

Dan stated that we are well under budget so far this year.

Dan said that one of the conditions of the McGourty/Landt lot line adjustment was to pay the recording fees within 30 days. Barbara said the fees have not been paid, Mr. McGourty said his wife paid within 10 days. Dan will call the applicant to request a copy of the cancelled check. If that can not be provided, then the applicant will have to request an extension in writing.

Site walk on the Weldon property at 304 North Road is on Saturday, May 30 at 9:30 AM, weather permitting.

A discussion took place regarding the cancellation of our last scheduled Planning Board meeting May 13, 2009. Dan stated that he made the statement during that meeting that we would meet on May 13 unless the applicant doesn't have any more information, in which case we will meet on June 10. Phil and Jay feel the abutters need to be noticed again. Betsy stated that the town only has an obligation to notice abutters for the original public hearing and then the burden is on the abutter. Phil made a motion to send a notice of the continued public hearing to take place on June 10 by regular mail. John Dodge seconded the motion. All in favor.

Betsy left the meeting at 7:20 PM.

The minutes of April 22 were reviewed. Phil made a motion to approve the minutes of April 22 as amended. John Dodge seconded the motion. All in favor.

Review of the Master Plan:

Dan stated that the procedure for tonight will be that as members make recommendations, if it is unanimous, the change will be accepted. If anyone is not in agreement, then a vote will be taken, in which majority will rule.

- Remove section titled: Cluster Subdivision V-9 thru V-14 and replace with the following text:

The existing cluster subdivision ordinance needs to be rewritten to better protect land and create usable open space as intended by this type of development. Unanimous agreement.

- Remove the paragraph on page V-32 “Recommendation: Implement new environmentally based zoning techniques”
Unanimous agreement.
- Remove the paragraph from Chapter VI “Recommendation: Implement new environmentally based zoning techniques”
Unanimous agreement.
- Remove the paragraph from Chapter I-7 “Recommendation: Implement new environmentally based zoning techniques”
Unanimous agreement.
- Dan proposed to remove the section beginning on III-24 thru III-29 titled: “Architectural and Design Performance Standards” and related recommendation on page V-32 titled: “Develop Commercial and Multi-family Architectural Design Standards”. A vote was taken – Dan was in favor. All other members opposed.
- Remove the section titled V-32 “Establish Impact Fees For Development Infrastructure Improvement Costs”
Unanimous agreement.
- Remove the section titled I-7 “Goal: Establish Impact Fees For Transportation Infrastructure Improvement Costs”
Unanimous agreement.
- Remove the section at the end of Chapter VI “Establish Impact Fees For Transportation Infrastructure Improvement Costs”
Unanimous agreement.
- Change the year in the Population Section in Chapter VI from March 2007 to March 2012.
Unanimous agreement.

(We covered Land Use and Population) We will continue this discussion on June 24.

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