

Town of Epsom  
Planning Board  
7/8/09

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

**Not In Attendance:** John Keane; Norm Gentry

**Also in Attendance:** Sharon Burnston; Deirdre Davis; Kathy Bailey; Russell Bartlett; Seth Bostock; Jeff Lewis; Marilyn Key; Vichelle Naugle

6:44 PM Administrative Session

Dan called the meeting to order. Dan explained that he erred & did not notify the BOS in time of the two new Alternates selected for the Planning Board, so they have not been sworn in yet. They will be allowed to sit at the table & participate in discussion; however they will not be voting members.

The minutes of 6/24 were reviewed. There were a couple of minor corrections, and a discussion took place regarding the conditions placed on the Weldon approval, which in the minutes called for a heavy evergreen buffer (arborvitae) and the Notice of Decision stated heavy evergreen buffer (arborvitae) or equivalent. It was decided that the buffer must be heavy evergreen buffer (arborvitae) NOT an equivalent which may differ from what the Planning Board is requiring. It was decided to record the Notice of Decision at MCRD, which the PB will absorb the cost of on this decision because it was not part of the conditions.

Betsy made a motion to approve the minutes as amended. Phil seconded the motion. All in favor.

There was an inquiry by Michael DeSimone (3 Windymere Drive Tax Map U11-23), he is planning to start an airport limousine service to Logan & Manchester Airports, asking if he needs to come before the PB for a Site Plan Review. He will have one vehicle and it will be kept in his garage. The PB would like him to come before the board for a very brief informational.

Mail was reviewed.

**7:15 PM Continued Public Hearing / Towle Farm Estates / 40 Lot Subdivision / Goboro Road / R13-36-1**

Phil made a motion to open the continued public hearing. John Dodge seconded the motion. All in favor.

Dan said he met with Jim Plunkett; Chichester Road Agent and Gordon Ellis; Epsom Road Agent to discuss traffic concerns. Notes from those meetings are attached. After some discussion it was decided that Dan will try to secure a more accurate estimate for the shim & paving of 600' of road just west of the bridge, and also to ensure that the Town of Chichester owns enough right of way to widen the area on Depot Street that Jim Plunkett would like widened.

Russ Bartlett asked Dan if Jim Plunkett had indicated whether the developer would be expected to absorb 100% of the costs, and if he indicated when he would want the improvements to be done. Dan said the issue of who would pay for the improvements was not discussed – it was just a discussion about what improvements were thought to be necessary. However there are some improvements that Jim would want to be completed before construction, and some after.

Seth Bostock asked if the Town Engineer has been asked to determine the Rational Nexus for Offsite Improvements. He feels that this would be an appropriate time to start working on this, as it takes a fair amount of time to do the analysis. There is currently not enough money in the applicant's escrow account to pay the Town Engineer to determine the Rational Nexus.

There was a discussion about SFC's invoicing for review of plans. Betsy suggested that Dan send a letter to SFC telling them that they are only to review plans upon our direction – not that of the applicant. Also, find out the cost of the 3<sup>rd</sup> review, and get an explanation for the over charge on the 2<sup>nd</sup> review. Russ said he will pay the bill for the 2<sup>nd</sup> review and will likely pay for the 3<sup>rd</sup> review as well, but he'd like to know what the cost is.

Betsy made a motion to allow Dan to secure the escrow funds from the applicant for any reviews needed. John Dodge seconded the motion. All in favor.

Vichelle Naugle, abutter, asked about water issues on the Ladd property (R13-32). She said the past two winters the ice has been very thick at the end of their driveway.

There was a brief discussion about traffic counts and Betsy said that CNHRPC is supposed to be doing more traffic counts this month. Betsy also said the traffic study that is being done from the Circle to Alton should be finishing up & a report done in August. The intersection at Main Street in Chichester is on the list of priorities.

Jeff Lewis reviewed the third set of plans with the board. Design options for the beginning of the road were discussed. It was the consensus of the board that Alternative Profile Option #2 is the preferred profile for the connection of Lemuel Lane to the connector road. Russ Bartlett said he spoke to the Town Office and there was no objection to the road name Lemuel Lane.

Driveway profiles were reviewed for several lots which did not initially meet our driveway regulations. Keith expressed his concern that drainage is handled properly as it flows down the hill at the bottoms of each driveway. He also wanted to ensure that there are turn-arounds within each piece of property. Keith stated that sight line easements are to be recorded. Betsy stated her concern for drainage & snow storage on the lots that have driveways very close to the property line.

Phil wanted to clarify that although they plan to build in stages, when they begin to develop the second 1000', the road must be completed. Cisterns were briefly discussed; Phil stated that the Fire Department recommends the first cistern be installed before any C.O.'s are issued. Russ acknowledged the Fire Department's recommendations, but would like to discuss it further with the FD. Phil is behind the Fire Chief 100% and feels the Planning Board should also support the FD recommendations, as they know more about life safety than this board does. It was decided that a representative from the Fire Department will be invited to discuss the placement of cisterns at the next Public Hearing.

Betsy said she spoke to Alison Parodi from the Conservation Commission and there is a concern about access to the Common Land. Russ said he'd like to have a little more time to work on access to the Common Land.

Seth Bostock officially requested a 90 day extension for their application. Phil made a motion to grant the applicant's request for an extension to October 14, 2009. Jay seconded the motion. All in favor.

Keith suggested that SFC look at what the two Road Agents identified for off-site improvements, and give their estimate of what these improvements would cost and also determine what portion

the applicant should be responsible for. Seth also suggested that SFC provide an opinion of what off-site improvements should be done.

Phil made a motion to continue the public hearing to August 12. Keith seconded the motion. All in favor.

### **9:30 PM Old / New Business**

Michael DeSimone approached the board in regard to his request for a Limousine Service. He said plans to start with one sedan, and will move to a 15 passenger van (or vice versa), then to a stretch limousine. His 20' x 30' garage will house any two of the vehicles. He is located at 3 Windymere Drive, which is in the Light Commercial zone. He will not have any employees, and no signage. No repairs or maintenance will be done on site – only detailing. Phil made a motion to grant the request to operate this in home business with the following conditions:

- \*Vehicles stored in the garage.
- \*No on site advertising.
- \*No more than one other employee besides himself.
- \*No maintenance or repairs to be done on site.
- \*No more than two vehicles.

Betsy seconded the motion. All in favor.

Jay said Wolverine has an escrow account for drainage reports to be reviewed by HTA and there have been no withdrawals from the account. Dan will follow up with Wolverine to see if they are ready for the review by HTA.

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

**Meeting between Jim Plunkett, Chichester Road Agent and Dan McGuire**

**regarding Towle Farm Estates, 6/24/09**

Possible deficiencies in the subdivision application

- The Rt. 28 traffic counts may be low due to being taken in February. Suggest that summer and/or fall counts be taken for a better estimate of normal traffic. If Rt. 28 has significantly greater traffic than shown, the Dept/28 intersection may need to be reconfigured to handle extra traffic.

- Local traffic on Depot/Goboro road has a strong seasonal component due to the campgrounds. Also recommend summer and fall numbers.

Mitigation Projects for Chichester

- A right turn lane from 28 onto Depot Rd is absolutely necessary. Now people pull onto the shoulder. Would have to be done by the state, but we estimate the cost as under \$10,000.

- Depot Rd necks down due to land sloping up a couple of houses from 28. To handle extra traffic that section needs to be resloped and the apron widened. Estimate 50 linear feet of work, \$3,000.

- Shim and pave 600' of road just west of the bridge. The road surface is marginal, but extra traffic plus construction trucks will make it rapidly deteriorate. Estimate \$15,000 (\$25 per linear foot).

Conclusion

The main issue is safety at the Rte. 28 intersection. Improvements to sight distance for those exiting Depot Road are needed. The state would have to be involved to design and implement those improvements.

**Meeting between Gordon Ellis, Epsom Road Agent and Dan McGuire****regarding Towle Farm Estates, 7/8/09 [revised with updated estimate 7/15]**

Gordon agreed with Jim Plunkett's assessment of the traffic counts in the application (that they are low due to being taken in the wintertime). Disagrees with the estimate that 90% of the traffic will go to 28. Thinks the real number will be more like 50-50 as anyone dropping kids at school, or teenagers commuting to Pembroke, or those going east to Durham or Portsmouth will take Goboro Road.

Suggests that instead of the subdivision road coming out on Goboro where the plans indicate, it should come out straight at the curve where the road makes a sharp turn. Part of this road is a town road, even though it looks like a driveway. They plow back to the homeowner's house/barn.

Any mitigation fees from this project would be used to pave Goboro Road. It is in very bad shape. To shim and pave the whole thing (2.5 miles) costs \$19.50 per linear foot, or \$257,400 total (2.5 x 5280 x \$19.50 = \$257,400).