

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

**In Attendance:** Philip Demeritt, Chairman; Deirdre Davis, Vice Chairperson; John Dodge; John Keane; Sharon Burnston

**Not in Attendance:** John Hickey; Keith Cota, Selectmen's Representative; Norm Gentry, Alternate

**Other Attendees:** Mike Gruette; Russell Bartlett; Joe Wichert; George Dykstra; Annamae Dykstra; Vichelle Naugle; Marilyn Key

**6:30 PM Administrative Session**

**a. Minutes**

The minutes of June 23, 2010 were reviewed and amended.

**John Dodge motioned to accept the minutes of June 23, 2010 as amended, John Keane seconded the motion. The motion passed.**

**b. Mail**

Phil reviewed the cell phone bill.

**John Keane motioned to pay the cell phone bill, Dee seconded the motion. The motion passed.**

Phil presented the bill for a Planning Board stamp.

**John Keane motioned to pay the bill for the Planning Board stamp, Dee seconded the motion. The motion passed.**

Phil reviewed a letter regarding the Elliott subdivision from Attorney Soltani to Keith Cota.

Phil reviewed an e-mail received from Susan Pagano. Her husband and she would like to build another house on their property. Phil will contact her to review the regulations.

Phil noted pamphlets for seminars and catalogs received.

**Joseph P. and Lori J. Harnois – U11-17 – Route 28**

Phil noted Barbara has indicated the lots were incorrectly labeled, questioning if the Board would like them renumbered. Also the drive has ended up being 1,000 feet long when the plan notes it is to be 300 feet long. Phil noted it is to be 14 feet wide, questioning if it should be paved to prevent vegetation from encroaching. There was a Board consensus to have Mr. and Mrs. Harnois return to the Board as there is a change in the approved plan.

### **c. Committee Reports**

There were no committee reports.

#### **7:00 PM – Informational – Wolverine Management, Inc. – U6-16 – 2008 Dover Road**

Phil noted two telephone calls he had received from ZBA members indicating the ZBA decision was for Mr. Gruette's business, not the building. Phil indicated a clarification was necessary from the ZBA.

Mike Gruette noted he had a discussion with Glen Horner. He asked how specific the site plan for the Board had to be. Phil discussed what would need to be shown. Mike asked when the minutes from tonight's meeting would be available. Betsy noted they would be in the office by either Friday or Monday at the latest.

#### **7:30 PM – Continued Public Hearing – Towle Farm Estates – R13-36-1 – Goboro Road**

Russell Bartlett reviewed his consideration of the alternative use of the property by putting the entire parcel into conservation. He noted NRCS determined only about 1/5 of the property (in the front) would be eligible for their program. It would be several months before he would have an answer if the property would be eligible. He has talked to Bear Paw and will be continuing these discussions. He requested an extension of the public hearing as it would be several months before he had responses from these organizations.

Phil noted an extension could be granted until October 13, 2010.

**John Keane made a motion to grant an extension of the public hearing until October 13, 2010, Sharon seconded the motion. The motion passed.**

Sharon asked if the NRCS took a portion of the property what would Mr. Bartlett do with the remainder.

Mr. Bartlett noted he would put this easement on 50 acres. He would sell that portion of the property and the remainder to another party. The New England Forestry Foundation has an interest in purchasing the entire property. The NRCS easement would make the property undevelopable. He noted the easement criteria.

**Phil motioned to recess, Sharon seconded the motion. The motion passed.**

The Board recessed from 7:20 PM to 7:25 PM.

## **Master Plan**

The Board reviewed the Transportation Chapter of the Master Plan with the following revisions:

**The page numbers need to be corrected. Phil will request the grammar be corrected throughout the document.**

Page IV-10 (Page 1): Delete “Currently, the Town appropriates \$80,000.00 per year for road maintenance.”

Currently, the Town appropriates \$80,000.00 per year for road maintenance.”

Page IV-10 (Page 2): Delete “Based upon the results of the community survey from for the 2001 Master Plan, a majority of Epsom residents support the concept of a Route 4 Bypass.”

Figure IV-7: Update the information

Page IV-31: Delete “Epsom has several gravel roads.” – Revise to “Epsom has many gravel roads.”

Delete “The following list is of roads in Epsom that are unmaintained or gravel, or portions thereof are:”

Delete the list of Unmaintained Roads

Page IV-34: Verify the railroad line was discontinued in 1933

Page IV-35: Delete: Historically, Epsom has appropriated approximately \$80,000.00 per year for reconstruction or rehabilitation of roadways. As noted by Town officials, that amount is inadequate to meet the current and long term highway needs of the community.”

Revise to “Historically, Epsom has funds for reconstruction or rehabilitation of roadways. As noted by Town officials, these funds are inadequate to meet the current and long term highway needs of the community.”

## **Old Business**

Phil noted a new Capital Improvement Plan needed to be completed. He requested Betsy explain the plan and what was involved. John Keane volunteered to Chair a committee. John will contact Central New Hampshire Regional Planning Commission to obtain their assistance.

Phil discussed issues with Autosmith and his discussions with Jay Hickey, Zoning Compliance Officer. Jay determined a fine due to more cars on the lot

than approved by the Planning Board. Jay has had further discussions with Ms. Adams and Mr. Smith. Mr. Smith noted he did not know he had to stay in compliance with his current site plan until he comes before the Board with a revision and it is approved by the Board.

Betsy asked about minute distribution. Phil noted the draft minutes should go to the board members and the office. The final minutes will be distributed to the ZBA, office and Selectmen unless someone requests they not receive them.

Betsy noted the Board should review the fee schedule to be sure everything is listed and it is up to date.

Betsy noted what should be included on the agendas, Phil will have Betsy do agendas in the future.

**Sharon motioned to recess, John dodge seconded the motion. The motion passed.**

The Board recessed from 8:37 PM to 8:50 PM.

Phil noted Fire Department personnel would give Board members a CPR course and instruction in the use of the defibrulators. He requested they determine a Saturday morning to do this.

**John Dodge motioned to adjourn, Dee seconded the motion. The motion passed.**

Phil adjourned the meeting at 8:54 PM.

Respectfully submitted,

Betsy Bosiak  
Recording Secretary