

**TOWN OF EPSOM
PLANNING BOARD
SEPTEMBER 22, 2010**

In Attendance: Philip Demeritt, Chairman; John Dodge; John Keane; Sharon Burnston; Jay Hickey; Norm Gentry, Alternate

Not in Attendance: Deirdre Davis, Vice Chairperson; Keith Cota, Selectman's Representative

Other Attendees: Jeffrey Brehm; Dan Chase

Phil opened the meeting at 6:30 PM.

6:30 PM Administrative Session

a. Minutes

The minutes of September 8, 2010 were reviewed with no amendments.

John Dodge motioned to accept the minutes of September 8, 2010 as presented, John Dodge seconded the motion. The motion passed.

The minutes of September 19, 2010 were reviewed and amended.

John Dodge motioned to accept the minutes of September 19, 2010 as amended, Jay seconded the motion. The motion passed with John Keane, Sharon, Jay and Norm abstaining.

b. Mail

Phil had a notice for ordering the 2010-2011 Planning and Land Use Regulation Handbooks.

Phil will order 9 copies, some with CDs.

Phil noted a Cartographic Associates, Inc. notice for Query Manager Online.

Phil noted a ZBA hearing for Dave Roberts Stevens, 53 Jug City Road on September 29, 2010.

Phil reviewed an article from Audiology Specialists, LLC regarding Wind Turbines noise and vibrations. Sharon will read and report next time.

Request to complete the 2011 budget. The Board reviewed the current and 2009 budget and determined the 2011 budget.

c. Committee Reports

John Keane noted a meeting of the CIP Committee on September 29, 2010 at the Library.

Jay noted the Board should visit the Estabrook property on Chestnut Pond as the road was to be completed this fall.

7:00 PM Informational – Multi-Family Development – Dan Chase – Colden Landholdings, LLC - Tax Map R7, Lots 2, 5, 13 & 16 and Tax Map U11, Lot 22 – 753 Suncook Valley Highway (NH Route 28)

Dan introduced himself and Jeffrey Brehm. About four years ago Mr. Chase purchased the property and sold a two acre parcel with the house to Mr. Alves. Mr. Chase has purchased several other parcels to make a manageable parcel of property. About a year ago he spoke with Mr. Cota informally. Mr. Chase is willing to come and talk to the Town to see what would be acceptable. He and Keith discussed many different things, purchase by the Town for a school or athletic fields. Mr. Chase noted single family housing would not be a good use of the property. He discussed senior housing, municipal use or rental housing. No one specifically said senior or rental housing was a good use. He determined senior housing with other rental property would be a good use. There would be a small commercial area also.

Jeffrey Brehm reviewed the plan. There were areas that had gravel removed in the past with the rear being mostly wooded. He reviewed slopes on the property also noting areas that are rolling, hilly and flat. Mr. Brehm noted wetlands on the property.

Sharon questioned a white area on the plan, it is owned by Diane Eaton according to Mr. Chase.

Mr. Brehm noted the project would cluster the rental housing with the remaining property being open. He noted the way the density count for the units was determined. A public roadway would be put in for five or six hundred feet. They would donate a 2 or 3 acre parcel to the Town for its use. Discussion occurred with the ZBA if the roadway would need to be public, this discussion is continuing. Phase one would have 50 units with phase two having 40 units. There would be a series of ten unit buildings. Two parking spaces would be provided per unit. The buildings would be 100 feet apart per zoning. One wetland crossing would be required; drainage has not been worked out. Each building would have its own septic system. The property would be owned by one entity. There would be one well for the development. There would be 145 acres of open space with 26 acres being developed.

Mr. Brehm discussed the pros of the development; the Board could determine the cons. All interior units would be 2 bedrooms with the end units being one bedroom. Nine of the end units would be handicapped. Mr. Chase has a history of building single and multi-family developments. A traffic study is being completed per a request of the ZBA. They are looking into if additional lanes would be required on Route 28.

Phil noted the Board could not ask questions as the proposal has not been approved by ZBA. Once the Board has the ZBA conditions we may work from there. Mr. Chase noted he wanted to layout the project to the Board.

John Keane asked how much the rental costs would be – Mr. Chase noted between \$900.00 and \$1,000.00 a month. He does not want to impact the schools greatly. Mr. Chase expects to have children there. His goal is for people who currently live in Town will move there as well as people from other towns. Sharon asked in his experience who might live there. Mr. Chase felt it would be young married couples as well as older people. Mr. Chase felt it would help the tax base of the Town, adding approximately \$160,000.00 a year.

Subdivision Regulation Review

The Board began review of the Subdivision Regulations.

Old/New Business

There was no old/new business to discuss.

Sharon motioned to adjourn, John Keane seconded the motion. The motion passed.

Phil adjourned the meeting at 8:18 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary