

Town of Epsom
Planning Board
10/28/09

In Attendance: Phil Demeritt, Vice Chairman; Norm Gentry, John Keane; Jay Hickey; Alternate; Deirdre Davis, Alternate; Betsy Bosiak, Alternate

Not in Attendance: Dan McGuire, Chairman; John Dodge; Keith Cota, Selectman's Representative; Sharon Burnston, Alternate

Also in Attendance: Gordon Ellis; Ed Nutter; Rob Berry

6:30 PM Administrative Session

Phil is acting Chairman for tonight's meeting, and Betsy is sitting in for John Dodge, Deirdre is sitting in for Dan.

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

Mail was reviewed.

6:50 PM Public Hearing / Sanborn Hill Road / Gordon Ellis / Tree Trimming

John Keane made a motion to open the public hearing. Betsy seconded the motion. All in favor. Jay does not need to recuse himself, however he did and will be sitting in the audience as he is a property owner on Sanborn Hill Road.

This public hearing is for the Planning Board to decide whether trees along the scenic portion of Sanborn Hill Road can be removed. Gordon Ellis approached the board and said that he has marked the trees with ribbons that he would like to be trimmed or cut down. He suggests having a daylight site walk with the Planning Board. Gordon said he would like these trees removed to help with drainage, as so much gravel is washed down the road. He has applied for FEMA funds to cover the costs of doing some under-drainage, which will help as well. Gordon said he & Jay walked the road today & they removed about 1/2 of the ribbons. He would like the Planning Board to visit the site and mark the trees with spray paint if they can be removed, and remove ribbons from the ones that cannot be removed. A site walk was scheduled for November 7 at 9:00 AM.

A letter was received from Sarah Harkness Nelson and was read out loud. Sarah mentions in her letter that the stone walls are being undermined; however Gordon stated that nothing is being done to the stone walls. Betsy asked about the under-drain that will be installed and that it may affect the roots of those trees and that could require more trees to be removed.

Betsy made a motion to continue this hearing to December 9. Deirdre seconded the motion. All in favor.

7:05 Informational / Subdivision Regulations Changes.

John Keane made a motion to open this informational meeting. Jay seconded the motion. All in favor.

Phil asked Gordon to explain the changes to the regulations that he has requested. Gordon explained that water is his biggest concern as it creates the largest amount of damage to roads. He also stated that Section 5-J Roadside Drainage and 5-Q Underdrain, are not enforced by the Planning Board to developers. Section 5-10-5 regarding Rainfall frequency; he'd like the calculations to be revised, which would increase the culvert size. He said the increase in cost

for a larger culvert is minimal, it's just a matter of having it engineered for the larger culvert. He would also like concrete culverts.

The board would like to investigate the required culvert sizes before agreeing to Gordon's request.

Phil asked everyone to review the Subdivision Regulations and bring forward any other requested changes to be discussed.

7:35 PM Informational / Excavation Regulations / RSA 155-E / Check proposed regulations & schedule a public hearing.

Phil said Tony reviewed the Draft Excavation Regulations & he was very happy with the way they were written. Barbara worked with Mary Pinkham Langer to come up with an Application for Earth Excavation. A public hearing for this will be held on Wednesday, January 14. Jay will ask Barbara to determine the language for the public notice & the publication requirements.

Old / New Business

Phil said that Keith requested that we do not continue our review of Driveway Regulations until he is here.

Escrow Account balances were reviewed. Jay is going to ask Nancy to check the Escrow accounts for Pelletier Construction: Mt. Delight Drives & Carriage Hill Ext., Alves and Adam Towne / Cobblestone.

CNHRPC completed a corridor study of Route 28 through Epsom to the Alton Traffic Circle. The Planning Board would like to see this study as it may have helpful information relating to current applications before the Board.

The Capital Improvement Plan was distributed.

Jay reported that he has issued 19 building permits for SF homes. He anticipates that RJ Moreau Corporation will exceed his allowed permits & request more. Jay suggests the Planning Board allow him to receive 2 additional permits if requested. Betsy made a motion to grant RJ Moreau Corporation 2 additional permits if requested. John Keane seconded the motion. All in favor.

Betsy said she makes baskets and would like to operate an in home business making baskets. She'd be using 2 rooms, slightly less than 14% of her household space. There will be no signage, and UPS will deliver a couple of times a year, which they do anyway. She will not have any employees. The board doesn't feel the need for a Public Hearing. Jay made a motion to approve her in home business site plan as presented. John Keane seconded the motion. All in favor.

8:15 PM - 8:20 PM Break

8:20 PM Norm reviewed the procedure to access our town provided email addresses.

8:25 PM Review of Subdivision Regulations

Section 3 Definitions

2.7 Fines Jay would like to increase these fees. He's going to check with the LGC or Tony to see what the maximum fine allowed is.

2.8 Hardship Deirdre would like to further define hardship as: the uniqueness of the land, not the plight of the owner. Phil suggested she write this up and have Tony review it.

3.2 Words and Terms Defined

9. Building Phil would like to change the description, but the consensus is to keep it the same.

There was a discussion regarding the definition of Temporary Dead End Streets and Cul-De-Sacs.

9:00 Betsy made a motion to adjourn. Deirdre seconded the motion. All in favor.