

Town of Epsom
Planning Board
12/9/09

In Attendance: Dan McGuire, Chairman; John Keane; John Dodge; Jay Hickey; Alternate; Betsy Bosiak, Alternate

Not in Attendance: Phil Demeritt, Vice Chairman; Norm Gentry; Keith Cota, Selectman's Representative; Deirdre Davis, Alternate; Sharon Burnston, Alternate

Also in Attendance: Russell Bartlett; Joe Wichert; Seth Bostock; Vichelle Naugle;

6:40 PM Dan called the meeting to order.

Betsy will be sitting in for Phil tonight. The minutes of 11/10/09 were reviewed. Jay made a motion to approve the minutes as amended. John Dodge seconded the motion. All in favor. John Keane abstained.

6:45 PM Public Hearing / Sanborn Hill Road / Gordon Ellis / Tree Trimming

Due to the weather, it is likely that abutters will not be in attendance tonight. Also Gordon will not be here because he is out plowing. There was discussion about the need to have the ditching engineered.

Jay made a motion to allow the small group of 4 trees in the narrow section of the road on the Center Hill Road side of the Nutters' driveway to be removed, also subject to approval by the Selectmen, and to continue the Public Hearing for the remainder of the trees to a future date. At that time the abutters will be notified of the Public Hearing. John Keane seconded the motion. All in favor.

6:55 PM Public Hearing Continued / Towle Farm Estates / 40 Lot Subdivision / Bartlett / R-13-36-1

Russell has prepared a plan for phasing this project in which each Mylar would be recorded at the time that phase is to be completed. He proposes 4 phases to complete the build out, each phase being bonded separately, with the final buildout being completed within 8 years. As each Mylar is recorded, it will indicate that only the lots on that Mylar are to be sold.

There was discussion about "substantial completion" under RSA 674:39,II.

Dan will send a copy of this Bonding & Phasing Plan to Tony for review.

Joe suggested having a separate meeting with Northpoint and the Planning Board including Keith, with some proposed areas for turn-arounds. They will prepare a couple of locations and a meeting will be scheduled at a later date.

There was a brief discussion about the Town not accepting ownership of the road until it is complete.

Vichelle Naugle expressed concern about turning left out of Depot Street onto Route 28 South, because it is a very busy intersection, and feels it is a really dangerous area.

Betsy said that the more public input that is given to the State may help, as the State recognizes it is a safety issue, but there are many projects that are slated to be completed first. Dan said in the Traffic Study that was just completed, this project was

the 10th intersection in priority. Dan said he will write a letter to DOT expressing the concern about this intersection on behalf of the Planning Board.

Vichelle feels that 8 years of having the neighborhood disrupted is a lot to ask of the neighbors. Joe replied that because of our GMO, they cannot complete the project in less than 8 years. She also wondered about when off site improvements would be completed if the project is not slated to be completed for 8 years.

Keith had suggested by memo that the applicant list any waivers they will be requesting. Seth & Joe replied that they will not be seeking any waivers. He also suggested that the applicant explore a bypass shoulder at their intersection to allow someone to bypass a left turning vehicle to their development and to overlay the portion of roadway from the Town line to beyond the sharp radius horizontal curve to allow for some center line striping to be installed. Joe replied that they may investigate this – however it would be further along in the development and also they would need to see how much right of way they have. They will discuss this with Keith when they have their meeting.

Russell Bartlett requested a 90 day extension of his application. Betsy made a motion to extend the application to April 14, 2010. Jay seconded the motion. All in favor.

Jay made a motion to continue this public hearing to January 27, 2010. John Dodge seconded the motion. All in favor.

7:50 PM Public Hearing Continued / 2-lot subdivision / Robert Elliott / U11-2-1 Black Hall Road

David Vincent has the plan to present to the Board tonight, however Dan advised him that the taxes on this property are unpaid and a balance is due in excess of \$1,000.00. Jay explained that we cannot hear the case unless the taxes are current. David provided an explanation of the waiver that he will be requesting. Dan commented that our regulations indicate a minimum of one acre buildable area and these lots have less than ½ acre of buildable area, so this is an extensive variance from our regulations. Jay made a motion to continue this public hearing to January 13. John Keane seconded the motion. All in favor.

7:55 PM Proposed Zoning Changes

The proposed zoning changes were reviewed. Jay made a motion to hold a public hearing on Tuesday, December 29 at 7:00 PM, and December 30 will be the snow date. Betsy seconded the motion. All in favor.

8:12 PM Old / New Business

Betsy informed the Board that there is a resident in Town that has been in touch with Market Basket and would like the Planning Board to contact them and indicate that we'd like to have a Market Basket built in town. Betsy has contacted Market Basket and they said that nothing would happen until at least 2011.

She would like to write a letter to Market Basket and some other grocery stores on behalf of the Planning Board to indicate an interest in having their store investigate our

town for a new store location. The consensus of the board is to have Betsy write this letter.

The minutes from the site walk of 12/6/09 were reviewed. John Keane made a motion to approve the minutes as amended. Jay seconded the motion. All in favor. Betsy & John Dodge abstained.

Mail was reviewed.

Dan and John Dodge are up for reelection for a three-year term in March. Norm Gentry is up for reelection for a two-year term in March.

We will finish 2009 with about 50% of our budget unspent.

8:35 PM John Dodge made a motion to adjourn. Jay seconded the motion. All in favor.