

**TOWN OF EPSOM
PLANNING BOARD
JUNE 23, 2010**

In Attendance: Philip Demeritt, Chairman; Deirdre Davis, Vice Chairperson; John Dodge; John Keane; Sharon Burnston; Keith Cota, Selectmen's Representative; Norm Gentry, Alternate

Not in Attendance: John Hickey

Other Attendees: David Gruette; Mike Gruette; Kathy Gruette; James Franklin; Edward Caouette; Christi Caouette

6:30 PM Administrative Session

a. Minutes

The minutes of June 9, 2010 were reviewed and amended.

John Keane motioned to accept the minutes of June 9, 2010 as amended, Keith seconded the motion. The motion passed with Sharon, Dee and Norm abstaining.

b. Mail

Brad Keyes will be the Planning Board liaison from the Budget Committee. The Board had a copy of the 2009 traffic counts completed by the New Hampshire Central Regional Planning Commission.

A letter was received from the Office of Energy and Planning with a questionnaire that Phil will ask Barbara Clark to complete and return with the requested information.

Phil noted an e-mail he had received from Tracy and Andy Duffy regarding the proposed Wood Cote Estates Phase IV and revisions to Albert Nye Drive. It will be held for the continued public hearing.

Phil spoke with HTA regarding the over expenditure of the escrow account of Wood Cote Estates. He noted Todd Clark felt since it was only \$632.00 over the estimated amount, HTA would complete the work rather than wait for approval of further funds. Adam Towne is willing to add this amount to the escrow account. Phil has explained to HTA the next time he would rather receive a telephone call before they go over the escrow balance for the board to obtain the additional funds from the developer before the money is spent. Phil also requested the bill needs to include a summary of work completed, etc.

c. Committee Reports

There were no committee reports.

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

David Gruette met with the Board to discuss a possible tenant in the building. The tenant would be doing auto body work, using the vacant portion of the building. The building would have two, not three businesses in it. The Planning Board Notice of Decision was reviewed with a discussion if the auto body business would be considered an approved service. Mr. Gruette felt it was per the ZBA conditions.

It was agreed the auto body business would be considered an approved business. Phil noted the Board would require a site plan showing the areas to be used for this business including parking for the autos being repaired. Mr. Gruette noted the autos would not be in the front of the building.

Keith noted the purpose was to show the lot would not be overwhelmed from what was originally approved. Mr. Gruette noted the storage would be minimized. Keith requested the tenant attend a meeting to address Board concerns.

Phil noted if the tenant would attend they would be put on the July 14 agenda.

Edward Caouette – U9-11 – 390 Goboro Road

Mr. Caouette and Mr. Franklin requested to meet with the Board although they were not on the agenda.

Jim Franklin had further questions about the computation of the contiguous buildable area. He requested clarification as to land that could not be included in the buildable area, specifically the land within the setback.

Keith noted there was nothing in black and white that indicates the setback areas could not be used. It was the consensus of the Board that the definition of the contiguous land excludes the setbacks. He noted the Board recognizes if the one acre contiguous area can't be realized a plan could be developed to show where the utilities and buildings could be located with a site for a septic system that could be approved. This board requires a septic system design that could be submitted to the State. A waiver request would have to be submitted.

Master Plan

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

Page III-2: Delete "employing less than five workers each"

Figure III-I: Is not accurate, redo

Page III-3: Add "Within the town of Epsom there seems to be an increase in agricultural pursuit"

Figure III-12: The legend does not match the pie chart; suggest putting the percentages behind the legend also

Pages III 10-37: Pages are not numbered

Page III-10: Change to “past 30 years”
Revise to “Concord and Pittsfield Chambers of Commerce”

Suggestion: Have all pie charts formatted the same way

Page III-22: Water/sewer – verify water costs

Page III-23: “Bringing” – remove the “a”

Page iii-24: **Verify all RSAs noted throughout the document**

Page III-32: Add “the Town has assisted with Community Development Block grants, i.e. Family Estates Mobile Home Park” (Obtain information from Town Office)

Page III-34: Verify if Capital Regional Development council still exists

Old Business

Phil noted on June 21 the Board of Selectmen conducted a meeting with Allenstown, Pembroke and Chichester Town Officials to discuss the Suncook River issues. He noted this may have some people with property that abuts the river coming before the Planning Board. Keith noted the highlights of the Selectmen’s meeting and concerns with the river. Another joint meeting will be conducted at the school on July 19.

Sharon motioned to adjourn, Deed seconded the motion. The motion passed.

Phil adjourned the meeting at 9:10 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary