

Epsom Planning Board 7/9/08

In Attendance: James Bowen, Chairman; Alan Quimby, Asst. Chairman; Chris Porter; Keith Cota, Selectman's Representative; Dan McGuire; Jay Hickey; Norm Gentry, Alternate; Betsy Bosiak, Alternate

Not In Attendance: Phil Demeritt;

6:30 PM Administrative Session
Norm is sitting in for Phil.

Mail was reviewed.

James received the packet from GSD Properties (Epsom Medical Center). They have all of the required approvals.

*Driveway permit

*DES Approval:

*Subdivision Approval

*Septic Approval

In order to fulfill their obligations they need to come before the board again & then we can issue them their final approval.

James said he received a request from Adam Towne to reduce the bond amount from \$42K to \$20K on Albert Nye Drive. There was much discussion about having the engineer review the work that has been done before reducing the bond amount. Keith suggested we contact the engineer (HT A?) get an estimate for them to review the site and then advise Adam that he will need to pay that amount.

The minutes of 6/25/08 were reviewed. Dan made a motion to approve the minutes as written. Chris seconded the motion. All in favor.

7:05 PM

Sue Hague of Hague Family Farm in Barnstead is requesting to have a farm stand at the side lot of Care Pharmacy from about noon - 6 PM for the next couple of months. She is a state licensed business and has written permission from Care Pharmacy. She will be selling all produce items. She is going to start with Tues-Sat and then see what the demand is.

Chris made a motion to allow Sue to set up the farm stand in the Care Pharmacy lot. Dan seconded the motion. All in favor.

7:15 PM Informational for R13-36-Iloff Goboro Road.

Russell Bartlett is working with Joe Wichert. Russell Bartlett is a property owner, and he is here to present a very early conceptual design of a 44 unit cluster development, on his property which is 250 acres, and will be accessed from Depot Road in Chichester. All lots will be a minimum of 1.5 acres and several are over 2 acres. He proposes 68 acres of open space. Our regulations require the developer to prove that they can put the same number of units on that property in the conventional method while meeting all of our regulations. Russell is aware of this. He also wonders if the town would be interested in having some of this property made into a town park. Keith suggested they contact the Conservation Commission. He is very interested in working with the town to provide land that can be used by the residents. He also suggested they could

deed a portion of the land perhaps 30-40 acres to the town on a fee simple basis. Keith again suggested he contact the Conservation Commission or the Recreation Department. Kevin Leonard from Northpoint Engineering is also here to answer questions. Gordon Ellis is in the audience and feels that if every home has its own driveway; it will be a maintenance nightmare. He also asked if since most of this is down hill, what will happen with the water. Kevin responded that this design is in very early stages & both Kevin & Russell noted all of the board's & Gordon's questions & comments.

7:40 PM Discuss North Road Updates with Gordon Ellis

Gordon has reviewed the list of suggested road improvements provided to him by the board. Please see attached list for reference.

Gordon is in agreement with Item #'s 4, 7, 9, 10, 12, 13, 14.

He said he is definitely opposed to # 3,5, 11 - as he is not in favor of guardrails. Guardrails require a lot of maintenance and they are expensive to maintain.

Numbers 1 & 6 are directional, Number 2 & 8 are errors.

Gordon wishes to let the board know that the \$31K that we have for these improvements is becoming less & less - as prices increase.

Ricky Belanger has worked with Gordon in looking at the potential road improvements.

There was discussion about guardrails and slopes.

Jay noted he wants the trees cut and removed professionally, not just knocked over. Gordon thinks he can do it himself. He has plenty of experience and has already received permission from the homeowners to cut the trees down. He will clean up after himself.

Keith stated that there is a limited amount of money to do these improvements. He does not want to be in the middle of a battle between the Road Agent and the Planning Board - we need to work together.

James asked Gordon if he thinks we can accomplish 4, 7, 9, 10, 12, 13 & 14 with the \$31K.

Gordon said if the job is done hourly & starting with #14 and working down - with him removing the trees - then no - but we will get the most "bang for our buck".

James suggested we request estimates from three companies to complete the 7 items - then we can determine what we can afford to have done. Keith agrees that we need to get three bids from three contractors. James will edit this list and re-prioritize based on our discussion tonight. James & Gordon will meet tomorrow afternoon to discuss.

8:20 PM / GSD Properties / U6-17 / Epsom Medical Center

Mike Kerivan of McFarland-Johnson is here to discuss their final DES & DOT approvals. Keith asked if any of the approvals they received altered the plan. Mike said nothing on site changed except the well was moved. There were some minor changes with the shoulder, the driveway, turn lanes, pole relocations.

There was discussion about the deceleration lane, and the posted speed limit in that area. Keith has a lot of concerns about the traffic pattern. Betsy noted that she asked DOT from the beginning to be involved in these discussions, but DOT was not interested in having the Planning Board involved in the planning of this road design. There was a lot of discussion about possible changes. Keith noted that at this point - DOT has given their approval for this design. If something happens - then the liability falls on the state, the engineer, the developer, etc. If we dispute this with the DOT, then we are accepting some of the responsibility - and also liability, so we need to tread carefully.

The well has a 125' radius, and part of it does fall into the right-of-way. Keith asked if the radius being in the right-of-way will limit the town to doing certain things (planting vegetation, salting the road, etc.). Mike said there will be some limitations, but he would have to look at them all. James asked Mike to provide us with an updated site plan. They will be put on the agenda for June 23 to review the *final* plan.

8:50 PM Old / New Business

There was discussion regarding installation of cisterns at Hoit Road Estates. There was no clear record available as to when the cisterns should be installed. However Adam Town's proposal is to install a cistern after the 7th C. O. is issued & the 2nd one will be installed after the 14th C.O. is issued. Alan will be sending a letter saying that proposal is acceptable to the Planning Board.

Alan said he talked to the Fire Chief today & that he is concerned about the Planning Board not requiring sprinklers in Marden Farms. He is also concerned about the proposed development behind Thompson Real Estate - that we required fire stops, but he feels we need more in the way of fire protection. Keith feels we should not be involving ourselves in fire code. All meeting minutes are sent to Matt Moulton, and all appropriate departments are sent a comment sheet on proposed development. All departments need to voice their concerns before development - not after the fact. Betsy suggested that we invite the appropriate town departments to a Planning Board meeting (fire, police) to review our procedures.

We are not going to discuss the review of the Master Plan tonight, as time is slipping away and it is likely to turn into a long discussion.

9:10 PM Alan made a motion to adjourn. Jay seconded the motion. All in favor.