

Epsom Planning Board 7/23/08

In Attendance: Alan Quimby, Acting Chairman; Chris Porter; Dan McGuire; Norm Gentry, Alternate; Betsy Bosiak, Alternate
Not In Attendance: James Bowen, Chairman; Keith Cota, Selectman's Representative; Jay Hickey

6:30 PM Attorney/Client meeting

7: 15 PM Alan opened the meeting. Alan advised the public that we are going to change the order of the agenda.

North Road/Barton Road/ Harris Subdivision R14-8-3 - Review of engineering report and Fire Department recommendations

Phil Demerit recused himself from this discussion. Betsy is sitting in for James Bowen and Norm is sitting in for Phil Demerit.

Bruce Marshall, attorney for the applicant approached the board to discuss the engineering report. Chris Theriault of SFC Engineering provided comment on the water issues - reviewed Rational Nexus- the existing 24" & 36" culverts are in good condition, and it does not appear that any new culverts will be needed. He stated the water flow in that area goes west to east toward the Harris property so there will not be any additional water flow.

In lieu of payment, the applicant has offered to remove about a dozen trees for the widening of the road, and Chris T. recommends not removing the trees until the road is completed, due to potential erosion problems. If they do remove them before the road is built - the stump holes should be filled with gravel. Chris T. said that engineering oversight is not included in his estimate. He stated that it would require an additional 20-25% of the entire estimate for survey, oversight and construction (which will be approx \$12,000 - \$15,000). Betsy asked Bruce Marshall if they wanted to remove the trees themselves and he replied that they are willing to do that. Tom True said they are willing to do all of the surveying themselves. Chris P. asked if the surveying would be the same scope as SFC. Tom said they have not done the engineering on this; they only have some preliminary work done. Betsy is concerned that by the time the town has the money to complete the project the engineering plan could be outdated. Chris T. stated that most of it should remain usable, with minor modifications. Betsy doesn't want to vote on anything until the Road Agent gives input. Jay replied it doesn't matter - this is at least a starting point.

Betsy asked if we are talking about 3 or 4 lots. Bruce Marshall replied they are moving forward with the 4 lots they were approved for.

In regard to the fire cistern, Alan asked if the applicants have received a copy of the Fire Dept. comment sheet. Tom True has received a copy. Alan stated that the Fire Dept did not provide a lot of comment, except to question whether the cistern rules would apply due to the number of lots. He did receive further input from the Fire Chief stating their request for a cistern. Bruce Marshall feels he has already made their position clear on the cistern.

Phil Demerit, abutter, wants to go on record that Richard Harris, Tom True, James Bowen all admitted during a prior meeting that this is a major subdivision, which would require a cistern. He also questioned the amount of flow, in regard to the culvert size. Bruce Marshall replied that the culvert size was initiated by our Road Agent; this was addressed at a prior meeting. Phil feels there will be increased water in Gulf Brook.

Reed Davis, abutter, wants to know if he has a right to compensation because of additional water flowing on to his land / into Gulf Brook. Tom True stated there is no increase in flow. Reed asked if Chris T. felt that there would be increased water flow from the four new homes, and Chris T. stated he does not feel that there will be increased flow.

They would want the drainage easement only if they have to put in a larger culvert.

Chris made a motion to close the public hearing. Betsy seconded the motion. All in favor.

Dan said he likes the idea of having Tom True do the engineering of the road - and let them remove the trees. Let them do some work instead of just giving us money toward the project. Dan stated that this is a major subdivision and major subdivisions require cisterns. Chris P. feels that other times we have required a cistern have been when the same developer has done the entire project, but feels our regulations have a gray area in requiring one when less than 10 units are built at once. When the Fire Chief completed the comment sheet, he was very vague about whether they wanted one. There was discussion about the dry hydrant on North Road.

Chris P. would like to keep all of the road improvements, etc. on our side & ask them for their proportional share; as opposed to having them do part of the work. Norm stated that if we get the money we may be more apt to get the work done than if we just have them do the engineering. We only have 6 years to finish the project. Dan feels we should add 20% for oversight. Chris P. feels we should require all but the paving. The calculation of their share for road improvements to North Road and Barton Road is 5330.00 and the cistern is \$1900.00.

Betsy made a motion to revise our original decision of 8/8/07 to R4-8-3 to remove conditions #4 - Barton Road must be brought up to Class V specifications. These road improvements would have to be designed by an Engineer and approved by the Town Engineer. The upgrade would be from Dowboro Road to the intersection of Davis & Barton Roads. Appropriate escrow accounts to be established. Oversight of Barton Road construction to be performed by the Town Engineer #5 - A cistern would need to be installed within the subdivision - the location to be recommended by the Fire Department and approved by the Planning Board.

And add three new conditions

1. An escrow account of \$5330 to be created toward road improvements for Barton & North Roads as per the SFC Engineering recommendations included in their letter of 7/22/08, including everything up to but not including paving, but does include 20% for engineering, surveying and construction oversight.
2. An escrow account of \$1900 be created toward a cistern
3. An easement for placement of the cistern in an area recommended by the Fire Dept.

Dan seconded the motion.

Dan voted yes, Chris voted yes, Norm voted yes, Alan voted yes.

Jay voted no on terms of his feeling of the change of use to the property and potential contamination of the aquifer. Betsy voted no, and concurs with Jay and also would have rather seen road improvements completed instead of an escrow account established.

8:25 PM Epsom Medical Center Updated Site Plan Review

Phil rejoined the board.

Michael Kerivan approached the board with their updated site plan - showing the turn lane into their facility, they moved some utility poles, showing the signage, etc. They have received all of their approvals. Phil asked if they are going to have sprinklers, and Bill Norton responded no they are not required due to the size of the building and it is a steel framed building.

They plan to break ground as soon as they have a building permit.

Jay asked if there is an escrow account established for building oversight. The board feels we should do this. The applicant is not opposed to establishing this account, and Jay can discuss with them when they come in on Monday to get the building permit.

Betsy said Keith wants it reflected in the minutes that we were not involved in the design or approval of the Route 4 improvements and curb cut and take no responsibility for these items.

David Gruette, owner of Wolverine Management approached the board & stated he purchased the property adjacent to Concord Hospital's property on April 17. He stated that he has never received any notification of any meetings, so he realizes he's coming in late. He claims that the lot line shown on the Concord Hospital plan is incorrect and has a plan that shows the correct lot line. Joe Wichert is the surveyor for Wolverine & gave some history on the property & how the lot lines were determined. Joe said he has called Vermont Survey (the company who surveyed Concord Hospital property) several times, but he's not getting a response to either say that it's correct or to say that it's not and get it corrected. The area in question involves about 1/10 of an acre. Joe wanted to be very clear that they are not trying to make anything difficult for Concord Hospital- but he's not getting any response to get it resolved.

Betsy asked Bill Norton if they can all sit down & get it resolved within 2 weeks. Bill said they should be able to do that.

The board feels we need to hold the building permit until the lot line issue is resolved. Jay suggested that as soon as it's resolved they should be able to contact Alan, as Vice-Chairman to sign off on immediately.

Phil made a motion to hold the building permit until the issue is resolved, which could likely happen before our next meeting. Betsy seconded the motion. All in favor.

9:00 PM Informational/Bartlett Property / R13-36-1 / Off Gaboro Road

Joe Wichert made some minor adjustments to the proposed cluster subdivision that was brought forth a few weeks ago. The plan has 44 lots, and he does not feel they will not need any waivers. They adjusted the entrance road to improve the sight distance. Total length of roadway is 6200'- including the small cul-de-sac. There is a remainder of approximately 160 acres that they'd like to make open to the community (ball field?). Joe has a call in to Alison Parodi (Conservation Commission) for her input. Phil mentioned cisterns - Joe said they know they'll have at least one and will ask for Fire Dept. input.

They will come back for one more informational before submitting a formal application for public hearing.

9:20 PM Old/New Business

The minutes of 7/9/08 were reviewed. Several corrections were made according to James' input that was emailed to Darlene.

Phil made a motion to approve as corrected. Betsy seconded the motion. All in favor.

9:35 PM Dan made a motion to adjourn. Phil seconded the motion. All in favor.