

## Epsom 8/13/08

In Attendance: James Bowen, Chairman; Keith Cota, Selectman's Representative; Alan Quimby, Vice-Chairman; Chris Porter; Dan McGuire; Norm Gentry, Alternate

Not In Attendance: Phil Demerit; Jay Hickey; Betsy Bosiak, Alternate

6:30 PM Administrative Session:

Norm Gentry is sitting in for Phil Demerit

The minutes of 7/23/08 were reviewed. Alan made a motion to approve the minutes with changes. Chris seconded the motion. All in favor. James & Keith did not vote, as they were not in attendance.

Mail was reviewed. David Pelletier has previously requested having the bond removed on his property. The board agreed to remove the bond after inspection by an engineer. HTA has submitted a quote of \$700 to do the inspection. If David Pelletier agrees to pay the \$700, then James will contact HTA to arrange the inspection.

James said he has contacted the Fire Dept, Police Dept., and Zoning Board to ask them if they have any interest in coming in to discuss ways that we can better communicate between boards. He has not had any response.

6:55 PM Updated Site Plan Review / Dean & Nancy Carlson / CR8 Health & Fitness LLC / New Orchard Road / R11-I0

Dan wishes to advise the board & the public that he is a customer of Dean Carlson's.

Dean passed out copies of his revised site plan. There is currently a slab on the property for a proposed building.

He has received a letter from his abutter George Carlson, giving him permission to use his property for additional parking as needed. Keith expressed his concern of having customer's park across the street - as he would prefer to have all parking on site. Dean feels he can expand his existing parking area to 14 spaces, which would eliminate the parking across the street - at least for the time being.

Norm made a motion to approve the site plan with the following conditions:

1. No parking on the street.
2. Existing parking area to be expanded to accommodate 14 vehicles.
3. Updated site plan to be submitted to the Planning Board.

Chris seconded the motion. All in favor.

James recused himself from the following discussion. Alan stepped in as Chairman.

7:15 PM Lot U-17, Fowler Road

Bill Franks, new property owner is requesting a change in the driveway configuration. Due to a poor line of sight, he has reduced the grade of the driveway, cut down a huge oak tree and put a 12" culvert across the driveway to direct drainage to the rear of his own property. The original design had some 8% -12% grades, now it is about 11.3% grade consistently. He has submitted a new driveway plan, and has received preliminary approval from George Carlson. George said he is going to do a final inspection, but suspects it will be fine.

After some discussion, the board feels confident that this design will work. Dan made a motion to approve the as-built design, subject to the final approval by George Carlson. Chris seconded the motion. All in favor.

7:45 PM Old/New Business

George Carlson asked if Copperline Drive is grandfathered, or if they need a 20' paved apron. James said he'd have to look back through the files. There was discussion about whether or not all driveways on Copperline Drive have to follow current driveway regulations. James will review the files & we will discuss at our August 27 meeting.

7:50 PM Master Plan

Everyone has agreed to send their comments to James prior to the next meeting, August 27. If comments are not submitted ahead of time - they will not be considered.

If there is nothing else on the agenda for August 27 meeting by August 20, then we will do the Master Plan proposed changes by email.

7:55 PM Alan made a motion to adjourn. Chris seconded the motion. All in favor.