

Town of Epsom
Planning Board
9/10/08

In Attendance: James Bowen, Chairman; Alan Quimby, Vice-Chairman; Keith Cota, Selectman's Representative; Phil Demerit; Dan McGuire; Norm Gentry, Alternate; Betsy Bosiak, Alternate

Not In Attendance: Jay Hickey; Chris Porter

6:40 **PM** Administrative Session

Betsy is sitting in for Dan McGuire.

Mail was reviewed.

James advised that the home on Chestnut Pond Road with driveway issues has been reclaimed by the bank. James is going to write a letter to the bank to advise them that the driveway must be corrected.

The minutes of 8/27/08 were reviewed. Phil made a motion to approve the minutes as amended as long as a copy of the North Road work is attached. Betsy seconded the motion. All in favor. Alan abstained as he was not present at that meeting.

Informational/ Lot Line Adjustment / U5-23 Hot Rox Holdings & U6-1 Epsom Rolling Hills, LLC
These two companies have some common interest, and Alden Moore is the contact person at both companies. The properties are located on Route 4 across from hospital site and Windymere Drive / Route 28. Tom from True Engineering presented the plan to do a lot line adjustment to create a 4.038 acre lot off of Windymere / Route 28 which will have 1.7 acres of contiguous buildable area. The remaining lot off of Route 4 will have 46 acres with approximately 225' of frontage. They have a wetlands permit, which was issued in 2005, for the smaller lot and have submitted a septic design to DES and they are awaiting approval. Alden said he has heard from DES that it was approved, but the approval has not been mailed yet. He also said they'd be applying for a driveway permit from DOT for access off of Route 28.

They intend to build a duplex on that property perhaps to be used for commercial use.

There are no plans at this point for the 46 acre lot at this time. They want to maintain an easement across the smaller lot for access to the larger lot on Windymere Drive in case they need that for access at some time in the future.

Keith questioned the length of the proposed driveway (600') & suggested it needs to be wide enough for cars to pass. This plan we have shows it is 10' wide, but Tom said it is 18' wide. Keith stressed that the plan they present at public hearing for approval must be accurate & show the correct driveway dimensions.

They need to have the following items for the public hearing:

- * show the contiguous buildable area for the 46 acre lot also.
- * logging easement to the south
- * Access easement to the north
- * Copy of DOT driveway permit
- * remove the lot line on the south side
- * show driveway detail on plans width & length
- * Show corrected names throughout the plan
- * show poorly drained areas
- * show home & well location on neighboring lots - specifically U5-24, 25 & 26

Alan made a motion to go to public hearing on September 24, 2008. Phil seconded the motion. All in favor.

7:50 PM Master Plan Review

See copy attached.

Dan McGuire arrived at 8:00 PM.

The board discussed proposed changes to the Master Plan.

Old/New Business

Jay brought the Board up to date on the driveway permit for Fowler Road Lot U17-18-2.

8:30 PM Phil made a motion to adjourn. Keith seconded the motion. All in favor.

Master Plan Review by Epsom Planning Board
Comments and Modifications

General comment

Chapter I Goals & Objectives

- Page ii - Economic Development Committee does not exist today. Change reference throughout document.
- Page 1-1 - Recommend adopting NH Building Code in the future
- Page 1-3 - Rather than verbiage related to the renewal of the GMO, we should be asking NHCRPC for info. on how to deal with new statutory requirements that municipalities allow for the creation of work force housing, and how Epsom's share of the regional affordable housing requirement is to be measured & met.
- Page 1-4 - Remove the word "is" from first sentence of last paragraph.
- Page 1-8 - Add "can" to last sentence of first paragraph.

Chapter II Population

- Page II-14 Remove "is" after the word "This" from the second to last sentence

Chapter III Economics

- Page III-I Bullet #2 appears to conflict with page III-2. Please validate
- Page III-I Insert the word "Businesses" between "Epsom for" on the 5th bullet
- Page III-I 5th bullet, was this a result of inflation?
- Page III-1 First bullet at top - Vast majority...how many?
- Page III-2 Second paragraph states 46.1 % for Concord but graph shows 60%
- Page III-3 Figure III-9, chart category "Spend More" is meaningless without spending numbers.
- Page III-7 Figure III-12, add legend titles or numbers to pie chart.
- Page III-9 Figure III-14, add legend titles or numbers to pie chart. The total in column "Change 1908-2000" should be equal to statement directly above table, 198%.
- Page III-I 0 Add the word "in" between words "reside Epsom" in the second to last sentence of the second paragraph.
- Page III-II Note that numbers in table III-16 are percentages
- Page III-12 Chart III-17 is running off the page and covering the footer.
- Page III-12 Does the wage equation factor in benefits?
- Page III-16

Page III-18	Last statement of paragraph "See Figure 11-25" should be III-28.
Page III-20	Update employer list
Page III-21	Building availability - Formal statistics are available via any licensed Realtor and change from time to time. Second to last paragraph, change \$47.50 to \$0.475
Page III-22	Forth paragraph, second to last sentence, remove "a" between Epsom and More.
Page III-23	
Page III-24	Recommend adding this at the end of the second paragraph "Recent changes to the NH Constitution forbid the use of eminent domain for economic development, therefore TIF's can no longer require relocation.
Page III-24	Remove "to make it successful" from the last sentence of the forth paragraph.
Page III-25	Should the statement "Existing" be in the title mid page?
Page III-26	Second paragraph title, change "West" to "East."
Page III-26	Remove the word "Unique" from the first sentence of the third paragraph.
Page III-28	Remove the word "Unique" from the first paragraph.
Page III-34	Add another recommendation to read as follows; <i>Recommendation: Expand Commercial and Industrial Zoning.</i> As seen in figure III-14, 2007 Survey respondents overwhelmingly (52% to 20%) favor expanding the acreage available for commerce and industry. The Planning Board should examine the current zoning and propose expanded commercial areas.

Chapter IV Transportation

Transportation Goals/Rt. 4 Bypass: I suppose this bypass is possible in someone's lifetime, but probably not in mine. Is this something the master plan should be concerned with at this time?

Westward to Concord Rt. 4 mass transportation, in lieu of driving: shouldn't this be included as a goal? It would seem more progressive and realistic than suggesting that the answer to Rt. 4 congestion is for everyone to work from home and telecommute, which may only work for a few people.

Recommend a Park & Ride alternative

Are references to DOT's 10-year plan current?

N-23 Sidewalks: Rework the short term & long term needs.

N-27-N 30 Rework the Comprehensive Road Improvement Plan, this plan still does not seem to be working

IV -30 Add to list of unmaintained roads: Granny Howe Road, Saturley Road IV
-33 Bus Service / Taxi Service in Epsom? Recommend a Park & Ride alternative
IV-36 Local sources of funds: Consider RSA 674:21 Impact Fees as a way of
offsetting costs. Capitol Reserve Accounts are good as long as they get funded
Revisit items on pages IV-39-IV-40 for revisions to these items as needed

Chapter V Land Use

Consider Impact Fees

Are maps accurate?

- 1) Zone by lot line. For example the boundary of the R/C zone is defined as 500' from the edge of the right-of-way of route 4. This serves to divide lots into two or more zoning districts
- 2) Implement new environmentally based zoning techniques. To further protect key natural resources in the community, as well as protecting the rural character while providing reasonable opportunities for development.
- 3) Continuously examine land use trends and take appropriate action to maintain a logical and orderly development pattern
- 4) Continuously review and update site plan and subdivision regulations
- 5) Revise cluster development ordinance. re-write the existing cluster subdivision ordinance so the developers help to better protect the land and allow for common use by all
- 6) Consider and adopt as appropriate, Innovative land use controls this will help use and be a good tool for growth
- 7) Revise wireless telecommunications facility ordinance
- 8) Develop an ordinance for the developers of commercial property to give the buildings a rural character and if they have large lots of 4 or more acres have some for agricultural use in the lots. Such as hay, corn, etc.....