

**TOWN OF EPSOM
PLANNING BOARD
OCTOBER 13, 2010**

In Attendance: John Dodge; John Keane; Sharon Burnston; Deirdre Davis, Vice Chairperson; Keith Cota, Selectman's Representative

Not in Attendance: Jay Hickey; Norm Gentry, Alternate; Philip Demeritt, Chairman

Other Attendees: Joe Wichert; Russell Bartlett; Vichelle Naugle; Marilyn Key; Kathleen Bailey; Sarah Harkness-Nelson; Robert W. Berry

Dee opened the meeting at 6:31 PM.

6:30 PM Administrative Session

a. Minutes

The minutes of September 22, 2010 were reviewed and amended.

Sharon motioned to accept the minutes of September 22, 2010 as amended, John Dodge seconded the motion. The motion passed, Keith abstained.

b. Mail

Sharon reviewed for the Board a letter and journal article received previously from Audiology Specialist and the potential effect on residents in an area a wind turbine is installed. This may not be a current concern for the Board but we should be aware of it. Keith noted there are noises from the turbines. He noted we may request a study on the effects if something is presented to the Board. Sharon noted the current regulations may not be adequate to protect the residents from exposure from wind turbine effects.

2011 Budget

Keith noted the Board of Selectmen wanted to change the CIP line to a regulatory line to encompass the CIP, Master Plan, Subdivision and Zoning Regulations revisions. Also he noted the Selectmen had suggested the line for the driveway inspector be dropped \$500.00 as well as the line for the postage. The Board had a consensus to do these changes.

c. Committee Reports

Jay left information regarding the growth ordinance; the Town does meet the requirements with a public hearing being scheduled for November 10, 2010.

John Keane noted a meeting of the CIP Committee on October 5, 2010 with the final meeting on November 2, 2010. A public hearing is planned for December 8, 2010.

7:00 PM Sanborn Hill Road Residents – Concerns with Scenic Road and Work Completed by Highway Department

Sarah Harkness-Nelson noted they live on a scenic road that seems to be, in the residents' opinion, over cared for. Recent work was completed by the Highway Department with more work planned for the future. Photos and observations by an engineer were presented to the Board by Sarah and Rob Berry.

Rob Berry had a copy of the Hazard Mitigation Grant application with it not being noted in the application Sanborn Hill Road is a scenic road. He also did not know if the Planning Board had approved any work for that road. He has been associated with the road since 1967. The road has washed out in 2006 but with some gravel the road was passable. He had two issues: work being completed without Planning Board approval, the recent work completed and planned future work. Road maintenance has been completed with no plan. It was graded without the ditches being cleaned or the leaves being picked up. The maintenance has escalated with the banks being undermined on both the upper and lower portions of the road. Trees are undermined with some roots cut. In areas stone walls are sliding down due to the banks being cut. The winter plowing equipment being used may be too large for the road width, causing further road widening. His question to the Planning Board is when is this going to stop on a scenic road. Rob feels all you need is to clean the ditches and add gravel if there is a washout. The current under drains (catch basins) are dangerous with one being unmarked. Rob requested the Planning Board get on top of the scenic road, set up boundaries and hold the Road Agent to those boundaries. Rob's understanding is the Road Agent is to come to the Planning Board for permission to complete work.

Dee questioned there were seven residents on the road with six being on the affected areas. Rob confirmed this. Dee confirmed the road upgrades are due to the Road Agent's wishes.

Rob reaffirmed the ditches have not been cleaned out more than a few times in the last fifteen years. The road does not bother the residents.

Sharon noted there was a site walk last spring, she did not attend, but it was to address the Road Agent's request to remove several trees. This is the first she has heard of the additional work. John Dodge visited the site last week, the area was chewed up. Keith noted, when asked, he has visited the site.

Keith noted there are areas of the road protected by the scenic road regulations. What are protected are the trees and stone walls. If the Road Agent needs to maintain the road he has the authority as long as it does not affect the trees or stone walls. He noted the Road Agent is supposed to come before the Planning Board for permission to remove trees giving the residents the ability to comment on the planned work.

John Keane noted he had attended the site walk last year and only 6 trees were voted on in the lower area by Nutters to be removed. The upper area also was walked but nothing was determined for work in that area.

Keith noted the grant money was received Monday night. The property owners came to the Board of Selectmen, who individually viewed the site. The Selectmen were dismayed with the way the road was left. The Road Agent was requested to stabilize the road sides, and was

advised to complete an engineered plan and bring it to the Planning Board for its review. Keith understands there are some concerns. His recommendation is to request Gordon come to the Planning Board and explain what he plans to do.

Rob noted Keith mentioned the work done on the lower half of the hill for the under drains, but it has nothing to do with the upper half. Keith reminded them the Road Agent has the authority to maintain the road. Rob noted the road is a prescriptive road owned by the landowners, not the Town. It is defined by the stone walls and trees.

Dee asked Keith if the Planning Board could request no further work except stabilization be completed prior to the Road Agent meeting with the Planning Board. Keith reminded the Board they have money in an engineering account and could have some one review and make short term recommendations.

Sarah noted she had an engineer review the road and suggested the Board work from that report and have it further developed. This report and a report from the Chairman of the Conservation Commission were reviewed by individual Board members.

It was determined the Road Agent would be asked to come before the Board on October 27, 2010 for following:

- No work to be completed except that necessary to stabilize endangered embankments (stabilize areas where trees and stone walls at risk).

- Explain what work has been completed

- Proposal for further work

- Attend a future scheduled public hearing

- Obtain an independent engineering report for future work to be done

Continued Public Hearing – Subdivision - Towle Farm Estates – Tax Map R-13, Lot 36-1, Goboro Road

Russell Bartlett updated the Board on his application noting he is still waiting to hear if the NRCS will be able to do something with his land. He also has spoken with Bear Paw who may be able to do something if NRCS cannot do something. He has also spoken with other organizations to see if they can do something in a non-development development with the property.

Dee confirmed Mr. Bartlett was requesting another 90 day extension. Mr. Bartlett confirmed if this would be an extension to his application also. Discussion noted the January meeting would be 91 days; the extension would have to be until December 8.

John Keane motioned to extend Mr. Bartlett's application to December 8, 2010, John Dodge seconded the motion. Keith felt a condition would be to obtain a new abutter's list and forward certified letters to notify the abutters if the application is to move forward in the future.

John Keane amended his motion to extend the application to December 8, 2010, with the condition the abutter's list be updated with certified letters sent to the abutters if the

application is going to be moved forward in the future, John Dodge seconded the motion. The motion passed.

Marilyn Keyes noted she was approached by Bear Paw and the Cooperative Extension (Phil Auger). Mr. Auger had indicated the grant was approved for next year. Mr. Auger also had made other suggestions to her to prevent the development.

Vichelle Naugle read a letter from the Suncook Sun by Paul Adams regarding the Chichester Planning Board and wetlands.

Subdivision Regulation Review

The Board did not review any the Subdivision Regulations.

Old/New Business

There was no old/new business to discuss.

John Keane motioned to adjourn, Sharon seconded the motion. The motion passed.

Dee adjourned the meeting at 8:10 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary