

**Town of Epsom
Planning Board
10/8/08**

In Attendance: James Bowen, Chairman; Alan Quimby, Vice-Chairman; Keith Cota, Selectman's Representative; Dan McGuire; Betsy Bosiak, Alternate; Darlene McIntosh, Recording Secretary

Not In Attendance: Chris Porter; Jay Hickey; Phil Demeritt; Norm Gentry

Betsy Bosiak is sitting in for Jay Hickey.

6:35 PM Administrative Session

Mail was reviewed.

The office sent a memo advising the board that Chris Porter & Alan Quimby are up for reelection in March.

An email was received from Jim & Ellen Torressen on Lord's Mill Road, (which abuts the Hoit Road subdivision), with claims about cracks in their cellar, and they feel they are caused by work being done by the developer. James has advised them that they need to contact the developer directly, as this is a civil issue.

Update Corey Woodward Subdivision / U14-10 / New Rye Road

Corey Woodward is here tonight as he is ready to begin building the road and start work on this subdivision, and wanted to give the board a heads-up, and also he said one of the Site Specific permits expired in April 2008. He has spoken to Amy Clark of DES and she is willing to work on expediting the renewal of the permit, as long as the Planning Board supports him starting the work before the permit is re-issued. Otherwise there is a 50 day waiting period for the permit. He has received the Intent to Cut, but cannot remove stumps.

This project was approved in 2006, and nothing has been done to date. The Mylars have never been signed. Chris is concerned that the subdivision was approved in 2006, and he is not sure that the 4 year expiration date applies because they never started any work (RSA 674:39). Keith suggested that since the Subdivision Regulations have not changed since the approval, we can just allow this project to begin. However, since substantial work has not been started on this, we run the risk of having an abutter contest our interpretation. The board feels that the abutters need to be notified that the project is starting. We have the ability to schedule this meeting for October 22; however that does not allow for the standard notification time. The board can consider this is an emergency hearing. Corey stated that he stands to lose a substantial amount of money if he is put off until November. Phil, Dan, James & Chris feel that this qualifies as an emergency. Betsy, Keith & Alan disagree. The majority of the board agrees that this qualifies as an emergency. Corey was instructed to provide an updated abutter's list and email it directly to Darlene on Thursday, October 9.

James has advised him that he needs to pay all his fees for all the lots, and provide copies of the plan to the town office. We also need to set up an escrow account for this project.

7:10 PM Informational for John & Ruth Brown / U4-20 / Black Hall Road

Joe Wichert presented the Brown's plan to do a lot line adjustment between U10-2 and U4-20. He gave a brief description of the history of the property. They received a variance to build a home on the property & have drawn up a plan to adjust the frontage (reduced by 13') and add 1/3 acre to the rear of the property. This lot is similar in size to many other properties in the immediate area. Joe would like to know if the board feels that the Brown's attorney needs to be present. The Brown's are operating on a limited budget.

Keith suggested that when they come for the Public Hearing, the plan should show the size of the proposed home – and their intent for use of the property, so the Planning Board has all of the information needed to make an informed decision.

There was much discussion about the deed and whether or not this lot should be considered buildable.

Phil made a motion to go to Public Hearing on November 12. Keith seconded the motion. All in favor.

7:55 PM Informational for Non Residential Site Plan Review / Gruette (Wolverine Management) / U6-16

Joe Wichert stated that they plan to build a 50' x 100' building on this property. This building will have three businesses; his automotive & marine electrical repair business and two other businesses yet to be determined. Mike's business will be automotive electrical, RV electrical, and some sales of antique / hot rod cars. They have applied for their driveway permit – but have not received it yet. They have their septic plan, but not their permit. They will have an asphalt driveway. There is an existing dug well – and they plan to abandon the dug well & drill a new well. They presented copies of their proposed building. They have received Zoning Board approval with 8 conditions.

It appears that the lot line adjustment has not been completed between them & Concord Hospital. Joe will contact Foxfire Management (Concord Hospital) and get this resolved before Public Hearing. Mike Gruette said that Concord Hospital has ditched the driveway and he cannot access his property. Keith suggested Mike call District 5 and let them know that he has lost access to his property.

Keith is concerned about a 24' wide driveway and feels it should be a 30' driveway. The radius of the proposed well falls into the State's Right of Way. Joe said the well radius is a limitation on septic components, not a limitation on pavement. Keith also said the well radius of 75' is for residential and wondered if the restriction is more stringent for commercial use. Joe said the well radius is based on septic usage. There was some discussion about what businesses might take up the other two rental units.

Phil made a motion to go to Public Hearing on November 12. Dan seconded the motion. All in favor.

8:25 PM Informational for Michachik / Lot Line Adjustment between R10-22-5 and Common Land owned by the Association

Joe Wichert passed out plans to do a lot line adjustment because the concrete pad around the existing pool falls onto the common land. The existing house lot is 5.73 acres, and the common land is 12.56 acres. He has designed the lot line adjustment so that the acreage will not change at all.

Keith asked who owns the common land. Joe said they are trying to get all 26 homeowners to sign off on this. The Association was never established - this subdivision was done 26 years ago.

Joe asked if he is going to need to provide a topo map. The consensus of the board is that since there are no new buildings – it will likely not be necessary.

Dan made a motion to go to Public Hearing on November 12. Keith seconded the motion. All in favor.

8:35 PM Road Agent to review progress on North Road improvements

Gordon gave an update of the improvements on North Road. We have received bids for the remainder of the work.

He said the work is coming along well. He took down the trees that he could safely do so.

To date, just shy of \$8,000 has been spent. The proposal for tree removal is \$4,000 if they use the bucket truck, so they will be awarded the work for tree removal. The two bids for blasting were received from Buckeye Blasting \$7675.00 and Drog, Towley & Polt, LLC \$8,000. Keith made a motion to award the blasting work to Buckeye Blasting, as they were the low bidder. Alan seconded the motion. All in favor.

8:55 PM Old/New Business

Dave Fiorentino, 54 White Birch Lane, said he tried to get a permit to build a 25' x 42' garage, and was told that he needs a permit for an existing mobile home on his property, that has been there since 1988. He also wants to park his commercial vehicles on that property. His property is adjacent to Ponderosa Enterprises. Property size is 6 acres on a private road.

Keith advised him that he needs to go to the Zoning Board to obtain a variance to operate his commercial business on that property.

Minutes of 9/24/08 were reviewed. James made a motion to approve the minutes with changes. Keith seconded the motion. All in favor.

We received a letter from Diane Lombardo who is an independent Real Estate broker who wishes to establish her office out of her home located at 373 North Road. Her business is primarily operated away from her office. She agrees to have no more than 2 employees working out of her home. James will ask her to come in for an informational session on October 22.

Darlene said that Barbara in the office suggested that we have a sign in sheet that lists all members of the public that are in attendance at all of our meetings.

9:12 PM Chris made a motion to adjourn. Alan seconded the motion. All in favor.