

**Town of Epsom
Planning Board
10/22/08**

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

Not In Attendance: Phil Demeritt

Other Attendees: Richard & Joan Fowler, Corey Woodward, Raymond Thibodeau, Dianne Lombardo, Barbara Clark, Joe Wichert, Russ Bartlett,

6:40 PM Administrative Session

Norm will be sitting in for Phil Demeritt. Alan made a motion to approve the minutes of 10/8/08 as amended. Dan seconded the motion. All in favor.

Mail was reviewed. We received a letter from Susan Slack advising us that she is withdrawing from the Harris case, per our request. James will sign the withdrawal letter & return to her.

6:45 PM Diane Lombardo approached the board with her request for a Real Estate Office at her home at 373 North Road. She will not have any employees, although she would be allowed to have one employee. She said there will be very minimal traffic as it is only on rare occasion that someone will come by to sign papers. She wants a small sign at the end of her driveway – and Keith advised her that the limitation for a sign for an in-home business is 8 square feet. Keith advised her that in-home business hours are limited to 8 AM – 8 PM.

Chris made a motion to grant her request for an in-home business for Real Estate in accordance with zoning regulations for employees and signage. Dan seconded the motion. All in favor.

7:00 PM Public Hearing for Corey Woodward / 12 Lot Subdivision on New Rye Road / U14-10

This subdivision was approved two years ago but the project was never started. They are here tonight to review their plan and be sure that the plan meets all current zoning and subdivision regulations. The original approval was granted June 23, 2006 with the following conditions:

1. If during construction the springs are disturbed, then the drainage plans will be revised to accommodate the additional flow.
2. A note will be added to the plan that Lot #10 will have a 14' driveway up to either the garage or the parking area (if no garage).
3. The road name will be changed to Oak View Road.
4. Add lot labels on Sheet #8 of the plan.
5. Correct Note #15 – Lot #10-12 changed to Lot 10CL (for common land).
6. Residential sprinkler tanks be a minimum of 300 gallons and have a fire department connection.

We reviewed driveway profiles, which our regulations now require the first 20' in to be paved. Keith asked why the culvert on the plan is 48". Mr. Woodward explained that the culvert was increased from a 36" to a 48" to help with drainage.

Mrs. Joan Fowler, abutter, wants to let everyone know that Corey Woodward has worked to resolve all of the concerns that the abutters raised and has been very easy to work with. She commends him for his efforts.

Keith asked about security/bonding, which according to our regulations must be done before subdivision approval. Keith asked Mr. Woodward if he could have his road completed within 3 years. He replied that he hopes to have it completed in the spring. James asked him if he posted a bond when this was approved. Mr. Woodward stated he set up an escrow account for the engineering way back then, but has not established a bond. Mr. Woodward asked if he is not going to develop or sell any of the lots until after the road is completed and accepted by the town, would he still need to establish the bond? Keith responded it has been done this way in the past, and that process has its ups and downs, but it did work. However, the Mylar would not be signed until the road is completed and accepted.

Mr. Woodward stated he was under the impression that he could not develop any house lots until the road was completed and accepted. He is requesting that we waive the bond requirement. Norm feels that if this board decides to waive the bond requirement, Mr. Woodward would still have to get approval from the Board of Selectmen for that.

Barbara Clark wants us to realize that the assessment on those 10 lots will not be done until after the Mylar is recorded.

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

Dan made a motion to approve the subdivision with all the same conditions as previously written in 2006, also

*Each driveway will have a 20' paved aprons, before

*Prior to issuing a building permit, all boundary markers will be set on each individual lot

*Security that is satisfactory to the Planning Board & to the Selectmen shall be executed sufficient for the construction of the road prior to the Mylar being signed or recorded.

*Common Land will be governed by a Homeowner's Association as established by the covenants on the approved Mylar, and will be included in each deed.

Jay Hickey seconded the motion. All in favor.

Betsy left the meeting.

7:45 PM Informational for proposed Bartlett Subdivision located on Goboro Road & Depot Road

Joe Wichert presented the plan for this subdivision, and hopes this will be the final conceptual plan to present before public hearing. Jeff Lewis from Northpoint Engineering is also here to answer questions. This plan has 43 lots; each one is approx 1.4 - 1.6 acres. Each lot has the 1 acre of contiguous buildable area, and when they come for public hearing their plan will reflect this.

Their original plan was to set aside the back land (159 acres) for town use. Russ has talked to the Conservation Commission and they do not want to hold the easements for this back land. He spoke with Bear Paw & they also did not want to hold those easements. However, the NE Forestry Foundation has agreed to take ownership of and properly manage that area of land. There will be two access points to the back land.

The applicant requests that we not require them to establish a Homeowners Association, since the common land will be owned by the NE Forestry Foundation, a non-profit organization; there is no reason to establish a Homeowner's Association.

Joe requested the escrow amount required by our engineer & would like to get on the agenda for our meeting in December.

Chris asked about lots 6 & 7 to be sure no part of those lots is located in Chichester.

The cul-de-sac is 700' long. The road is 700' to the 1st intersection, then 5000' around the mid-section.

There is one lot that has a historical value and that need to be evaluated before that lot can be developed.

Jay asked if there is still a plan to build ball fields. Russ said he spoke to Gary who said he needed about 6 acres for that. Since there are wetlands in both places they were looking at, it became a very difficult process to comply with all the State requirements.

There was some discussion about the application & acceptance process before going to public hearing. The applicant would like to go to public hearing at our December 10 meeting, but the consensus of this board is that we need one more Informational meeting. They will come back on December 10 for the final conceptual meeting.

8:35 PM Informational / for Cobblestone Commercial on Route 28 / Finalize plans to create small lot closest to Route 28.

James recused himself as he represents Adam Towne on this property.

Joe Wichert presented the plan to subdivide U8-82 to create one new lot. He has presented a final copy of the plan that was shown to the board previously, and also a revised plan (referred to as "C3"). He would like to proceed with C3, if the board is amenable to this. They have received a Variance from the ZBA for wetlands setback. The proposed building will be 60' x 40' and will be occupied by Epsom Tool Rental. The plan shows the parking area, and the display area. Keith expressed concern about the parking being located within the setbacks.

Keith asked where the frontage is for the lot located behind this lot. Joe responded that the frontage will be on the new road that will be built. Keith asked if a bond has been set for this new road.

The conditions placed on this approval on 9/17/07 were reviewed, along with the ZBA conditions of 10/1/08. There was some discussion about the wastewater from pressure washing, etc., which the ZBA has left up to the Planning Board to deal with.

Keith asked if any tractor trailers will be arriving for deliveries, etc. Joe said tractor trailers do not regularly deliver to this business, but he can move the driveway to the west a bit. Dan suggested that the current location of the driveway is too close to Route 28, not allowing cars to queue up, but Joe said that could be done. Joe said he could move the driveway so it is directly across from the Century 21 driveway.

The consensus of the board is to allow the applicant to use the plan C3 as long as the driveway is moved as far to the west as possible.

There was discussion about when the bond needs to be placed. Our subdivision regulations call for the bond to be placed before the Mylar is signed.

James rejoined the board.

9:15 PM Non-Residential Site Plan Review for Real Estate office for Sandra Poirier of Choice Realty / 352 River Road

Sandra stated she is currently working alone, but hopes to someday have an employee or two. Keith advised her that she can have one advertising sign no larger than 8 square feet at the end of her driveway. She would also like a directional sign close to her house pointing to where her office is. She said her road is a dirt road and it's not well maintained and doesn't think she's going to have very much traffic. She still has an office in Manchester, but wants to have her office set up in her home. She said most of the time she will go to someone's home, but occasionally has a client come in to look at properties or sign papers. Keith advised her that in-home business hours are limited to 8 AM – 8 PM.

Dan made a motion to grant her request for an in-home business for Real Estate in accordance with zoning regulations for employees and signage. Chris seconded the motion. All in favor.

9:20 PM Old/New Business

The board discussed the process for applications, informational meetings, and public hearings.

9:40 PM Chris made a motion to adjourn. Dan seconded the motion. All in favor.