

**Town of Epsom
Planning Board
12/10/08**

In Attendance: James Bowen, Chairman; Alan Quimby, Vice-Chairman; Keith Cota, Selectman's Representative; Jay Hickey; Phil Demeritt; Betsy Bosiak, Alternate; Chris Porter; Darlene Phelps, Recording Secretary

Not In Attendance: Dan McGuire; Norm Gentry

Other Attendees: Andrew Walton; Mike & David Gruette; Barbara Clark; Peter Arvanitis; Joe Wichert; Adam Towne; David Fiorentino; Seth Bostock

6:30 PM Administrative Session

Betsy is sitting in for Dan McGuire.

Mail was reviewed. There was a brief discussion about the Floodplain amendments being incorporated into the Zoning Ordinances book.

Keith briefly updated the board on the meeting with KingsTowne Park.

The board has received a letter from Deirdre Davis asking to come before the board. Keith stated that since this is still at the court level, it would not be appropriate for them to come before the board at this time. Barbara will forward the letter to Tony and ask him to reply to Deirdre Davis.

Minutes were reviewed. Jay made a motion to approve the minutes as amended. Alan seconded the motion. All in favor. Betsy abstained as she was not at the last meeting.

7:00 PM Non-Residential Site Plan Review / Gruette / U6-16

David Gruette approached the board with a request to hire Rokeh Consulting to oversee his project. SFC first estimated the cost at \$10K, so they were asked for a revised quote and that came back at \$2600 + expenses. Rokeh has quoted Mr. Gruette \$1500 to do the same work, and he provided a copy of the quote to the board. Jay said he sent the scope of work to HTA and requested a quote, but has not had any response in 5-6 days. Chris suggested that we ask SFC to meet the same quote that Rokeh provided, and contact HTA by phone & request a quote. James will contact those firms tomorrow and will get back to Mr. Gruette tomorrow if possible.

7:10 PM Continued Informational / Bartlett / Proposed Subdivision / Goboro Road and Depot Street

The proposed project consists of 42 lots on 159 acres. Each lot will be over 2 acre and has the minimum of 1 acre contiguous. The back land would be owned and held in conservation by the NE Forestry Foundation. The cul-de-sac is about 800' long. Russ Bartlett has met with Matt Moulton from the Fire Department, but can't go too far with plans until a public hearing has been formerly scheduled. He has tried to contact the Road Agent.

Jay asked if the back land is owned by NE Forestry Foundation, how that protects the land from future sale. Joe replied that there will be a conservation easement on the entire parcel. Jay asked Joe to submit the verbiage about the conservation easement to Tony Soltani for review. Seth Bostock, Attorney for Russ Bartlett, stated that each deed will contain a note regarding the conservation easement.

Keith asked if any of the lots will require crossing the wetlands in order to reach the buildable area. Joe replied that there are areas where wetlands need to be crossed for the road, but not for driveways. Joe said he has done driveway profiles for the more difficult driveways (lot #'s 24, 33, 25, 10, 26), but not for the straightforward ones.

James will contact SFC to see if they have an estimate for oversight costs, since they have not responded to our first request.

Keith requested that on the final plan, to put a reference on each page to indicate where to find that lot on other pages in the plan. This will simplify plan review at the public hearing.

Joe is requesting that a public hearing be scheduled. Alan made a motion to go to public hearing, provided driveway profiles are done for all 42 driveways. Jay seconded the motion. All in favor.

Public hearing will be scheduled for January 14, 2009.

7:55 PM Continued Public Hearing / Cobblestone Commercial / Route 28 / 82-4

No changes from the former plan. Joe gave a brief review of the project. Joe's request is to bond the road for the 200' beyond the intersection of this new lot, because they do not plan to open the entire 1800' of road until they have something in the works for those other lots. Adam Towne stated that HTA and SFC have both provided bids for oversight of the entire road, and HTA was ½ the amount. Adam is prepared to build the road up to gravel and then place a bond for the entire road. He has not received the escrow amount from the Planning Board yet. Adam stated that Epsom Tool Rental is no longer interested in this lot, since the process has taken so long. He now has a dental office interested in that property. So, if the Planning Board would prefer, he is willing to build the entire road and wait to finish this subdivision when the road is done.

Lot 82-4 will require a waiver for .77 acres of contiguous buildable area.

There was a lengthy discussion about when it is appropriate to issue approvals and permits if the road is not built completely up to town's standards.

Adam offered a \$200K road bond that he'll keep in place until the road is complete, and can put it in place by the end of the week. In return, he'd like this lot (82-4) approved with a building permit. He will have the road at base gravel before he gets the Occupancy Permit for his own lot which is 82-3.

Adam expressed his frustration with the delay in this project, and he'd really like the Planning Board to work with him in bringing this project to completion as the commercial use in town is very beneficial.

Alan will call HTA and get two bond estimates. One for up to bank run gravel and one to bring it up to top coat. This will allow the bond to be reduced once the road is at bank run gravel. Plus we'll also need them to provide an oversight estimate. The proposal of \$200K must be presented to the BOS for approval.

Phil made a motion to close the public hearing. Betsy seconded the motion. All in favor.

Keith made a motion to approve the subdivision for lot #82-4 with the following conditions:

- *Plan of the first subdivision (U8-82) must be recorded
- *Road must be constructed up to base coat
- *Bonding must be in place (amount to be determined by our engineer and approved by the Planning Board)
- *No building permits will be issued until the base gravel course is completed and approved by the town's engineer
- *Board will issue a waiver for less than the 1 acre of contiguous buildable area (.77 acres)

Betsy seconded the motion. All in favor.

Keith made a motion to approve the Non-Residential Site Plan Review with the following conditions:

- *No outside storage/sales on this lot
- *Downward lighting only
- *No occupancy permits will be issued until the final acceptance of roadway at base pavement along that roadway frontage.
- *Building must have a pitched roof

Betsy seconded the motion. All in favor.

9:15 PM Old/New Business

James suggested we choose a new chairman. Alan said he'd like to wait until the next meeting so Dan and Norm are able to weigh in.

We briefly discussed proposed zoning changes to allow windmills to be installed. Keith said there is another proposed change to increase the fee for Junkyard Permits. Barb will forward the proposed zoning changes to Tony Soltani and let him know that I will need to have the text for the public notice by Monday morning. The first public hearing is scheduled for Tuesday, Decemeber 30 at 7:00 PM.

Chris said the Master Plan is almost complete at CNHRPC. They just needed an update of the employers in town. Chris will send Matt Moynihan an email tomorrow and ask for a final update.

Keith advised that the Route 28 Corridor study has been reduced in cost from \$1400 to \$900. Jay made a motion to pay the \$900 out of our engineering budget for this study. Alan seconded the motion. All in favor.

9:40 PM Phil made a motion to adjourn. Keith seconded the motion. All in favor.