

**Town of Epsom
Planning Board
12/30/08**

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

Not In Attendance: Phil Demeritt

Other Attendees: David Fiorentino; Barbara Clark; Gordon Ellis

7:00 Alan called the meeting to order.

Betsy is sitting in for Phil.

Gordon Ellis initiated a discussion regarding a driveway on Fowler Road (U17-18-2 Patel/Franks), asking if we have issued a waiver for the driveway grade of 12%. There was discussion that this driveway has created problems for road maintenance. George Carlson had noted on the driveway permit that a waiver had been granted. Keith thought the Planning Board had waived the 8% limit.

Betsy noted that she had visited the site when she was Chairperson of the Planning Board and George had attempted to send a certified letter to Mr. Patel, but the letter was not accepted, so Betsy told George to send the letter regular mail – it was soon after that that Betsy was no longer on the Planning Board.

Minutes from 8/13/08 reflect the applicant, Mr. Franks, stating that the driveway has a consistent grade of 11.3%, however the plan submitted on 10/24/08 reflects driveway grades of up to 15%. The board feels Jay should not issue a CO for this property until he makes the driveway a consistent 11.3% or he obtains a waiver.

7:15 PM Dan made a motion to open the Public Hearing for Proposed Zoning Changes. Keith seconded the motion. All in favor.

Article 1 – To adopt an ordinance for Small Wind Energy Systems. There was discussion about permits to allow windmills. There is more & more focus on encouraging these types of energy. These windmills will generate about 1/3 of the necessary energy in a month, so a homeowner will still require power supply from the power company. Currently there is nothing in our zoning regulations regarding windmills. At this time if someone applies for a permit to erect a windmill, it is up to Jay's interpretation about whether it is a structure that is allowed.

There was discussion about the capacity of these small wind energy systems.

Keith noted that the height of these can be 35' above the tree canopy, not to exceed 150'. Our cell towers cannot exceed 20' above the tree canopy and cannot exceed 90', but on a case-by-case basis can be allowed up to 190'.

There was discussion about whether the Zoning Compliance Officer shall evaluate the application, or if the Planning Board will be involved. Norm feels that there has to be some instances where a permit is not required – as some small towers can be the same height as a flag pole. Keith feels that regardless of the size of the tower, anyone wanting to erect one of these needs to go through the process; as opposed to having the ZCO issue a permit & having the abutters appeal if they don't like it. Chris feels there should not be a distinction between towers. The noise factor was discussed. Gordon does not feel anyone should have to go through the application process for a testing tower. Keith said if the ordinance includes the testing tower, then the ZCO would have to go through 2 processes. Barb asked why they

couldn't be issued temporary permits. Jay said the only guidelines he feels are appropriate for a temporary tower is if the tower is 100' high and is 100' from the property line.

There was discussion about how & when abutters would be notified.

Chris feels that we don't know enough about this to begin making changes to this model ordinance, that we should just go with this and create amendments next year. Whereas Norm feels we should not rush to get this in & just do it right and complete the first time.

Article 2 – To amend Article III D. 3.f. Junkyards Delete “of Seventy-Five Dollars (\$75) and insert “as allowed by most current State Statute”.

There was discussion about the Junk Yard fee increase. Keith said he suggested this as the Town of Epsom's current fee is \$75 and the legislative limit is \$150.

Betsy made a motion to continue this public hearing to Wednesday, January 14 at 7:00 PM. Dan seconded the motion. All in favor.

Old/New Business

There was a discussion about driveway permits. Gordon said 80% of driveways are simple to inspect and it's a waste of time & funds to pay George Carlson to inspect every single one. The consensus of the board is that Gordon will look at the driveway first and if it is difficult and requires some engineering input, then he will refer it to George.

Dave Fiorentino approached the board with his new site plan to ask for input relative to his Non-Residential Site Plan Review. Dave said if he has any lighting, it will face away from Rick Belanger's house. Dave said he will not have any bathrooms in the garage; however plumbing will be “stubbed in”. Keith suggested that the plan reflect where the paved area for storage of vehicle containing the paving material and the bermed area.

We need to elect a new Chairman. Alan made a motion to nominate Dan as the Chairman until March. Betsy seconded the motion. Norm, Betsy, Alan & Jay voted in favor. Chris & Dan voted no. Keith abstained. Motion carried & Dan accepted the nomination.

Betsy made a motion to nominate Norm to fill the vacancy on the board. Alan seconded the motion. All in favor. Keith abstained. The appointment papers will need to be signed by the BOS.

Darlene informed the board of the ZBA and BOS intention to purchase nameplates. Alan made a motion to purchase these nameplates. Jay seconded the motion. All in favor. Jay & Alan voted yes. Norm, Betsy, Dan & Chris voted no. Motion failed.

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