

Approved as Amended: Philip Demeritt 4/13/11

**TOWN OF EPSOM
PLANNING BOARD
MARCH 23, 2011**

In Attendance: Philip Demeritt, Chairman; Deirdre Davis, Vice Chairman; John Keane; John Dodge; Jay Hickey; Sharon Burnston

Not in Attendance: Norm Gentry, Alternate; Keith Cota, Selectmen's Representative

Other Attendees: Brian Hosker; Joseph Maynard, Benchmark Engineering; Jack Szemplinski, Benchmark Engineering; Paul Tokanel; Christopher Clery

Phil opened the meeting at 6:30 PM.

6:30 PM – Administrative Session

a. Minutes

The minutes of March 3, 2011 were reviewed.

Sharon moved to accept the minutes of March 3, 2011, Dee seconded the motion. The motion passed.

b. Mail

The mail was reviewed and filed.

Phil noted a request from the Conservation Commission to have copies of the minutes forwarded to them. He would like the minutes sent to the Chairman only.

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Committee Reports

There were no Committee Reports

Election of Officers

John Dodge moved to nominate John Keane as Vice Chairman, Dee seconded the motion. The motion passed.

Sharon moved to nominate Phil as Chairman, Dee seconded the motion. The motion passed.

Sharon moved to nominate Betsy as an alternate, John Dodge seconded the motion. The motion passed.

Informational – Michael Patrick – Proposed Subdivision – Tax Map R1, Lot 29 – North Pembroke Road (Longley Property)

Mr. Patrick was not present; Joe Maynard presented the proposed plan to the Board. He discussed the lots and potential layout of the lots. The proposal included potential use of Poor

Town Road, a Class 6 Road. It was discussed this road was a Class 6 road with the beginning in Pembroke. Some of the property would be used for senior housing. It was noted the town has an abundance of senior housing with some vacancies. Some of the lots would be oversized with a deed restriction for no further subdivision of those lots.

Phil noted his opinion could not see this proposed plan being accepted without upgrading Poor Town Road. He questioned if the cul-de-sac was leading to a second cul-de-sac. Phil noted North Pembroke Road was a Class 5 Road.

Sharon noted with events of the past four years, flooding and tornados, to leave people with one point of egress leaves the potential for issues. She noted everyone could be cut off with one point of access only.

Phil noted the plan would have to be discussed with the Town of Pembroke if Poor Town Road is used. Joe noted Fowler Road would be closer and a connection could be made to it.

Phil noted they would have to construct a cistern within the development.

Sharon asked if they connected to Fowler Road what would be the length of the connection. Joe showed his original concept with 23 lots shown.

Joe asked if there was any flexibility in the number of permits. It was explained only if a variance was requested and approved or if there were permits remaining at the end of the year.

Discussion ensued that even if the roads were developed as driveways they would have to be constructed to Town road standards. Joe noted there are different standards for driveways. Phil noted it has been the Board's inclination to have these types of drives constructed to class 5 standards.

Joe asked if the senior housing was acceptable, it was noted the Town has over 200 units of senior housing with vacancies.

Phil gave them a copy of the subdivision regulation revisions previously posted for public hearing.

Presentation - Jeff Keeler – Transfer of Development Rights – Development Credits

Jeff discussed the concept of development rights and or development credits for properties. Jay noted the advantage of the concept would be to join parcels of land that currently have conservation easements. The property rights would be similar as to current use. The advantages and disadvantages were discussed. Jeff noted the Town would be able to determine areas where they want to control growth and have conservation areas. Phil noted concerns with wells and septic systems.

During Jeff's presentation Phil had to leave.

Jeff noted this is a tool he is trying to get out for people to consider.

Old/New Business

The agenda for next meeting was reviewed.

Jay noted when we were working with the amendments we have not reviewed the definition of wetlands. He felt it should be in the subdivision regulation glossary. He will prepare something for the Board's review.

The application for Joyce Yeaton's subdivision was reviewed. Betsy noted Phil wanted them to return for an informational. The Board determined they could return for an informational on April 13th with the public hearing to be scheduled on April 27th. Betsy noted the surveyor had asked her if abutters to all the Yeaton property had to be notified even though they abutted other Yeaton lots and not this lot. The Board determined they would like all Yeaton abutters be notified per the regulations.

Betsy noted there was to be a lot line adjustment for Can Do Properties. Jay noted it was in the office awaiting funds.

When requested Jay clarified the ZBA decisions for David Fiorentino that the Board members received a copy of and other items that may be coming before the Board.

Jay moved to adjourn the meeting, John Dodge seconded the motion. The motion passed.

John Keane adjourned the meeting at 8:50 PM.

Respectfully submitted,

Betsy Bosiak
Secretary