

**TOWN OF EPSOM
PLANNING BOARD
JULY 27, 2011**

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

Not in Attendance: John Dodge; Keith Cota, Selectman's Representative

Other Attendees: Todd Clark, HTA Vice President; Huseyin Sevincgil; Rick Belanger; Dave Fiorentino

Phil opened the meeting at 6:30 PM.

Phil noted John D. was unable to make tonight's meeting; Betsy is sitting in his place.

Phil noted Todd Clark, HTA, was attending the meeting to alleviate some confusion regarding Hoyt Road Estates. Also the contract with HTA needs to be reviewed and updated. Betsy suggested Todd create an updated contract for the Board's review. Phil requested Betsy contact Joe Wichert, get the details and let him and Todd know what was occurring.

6:30 PM - Administrative Session

a. Minutes

The minutes of June 27, 2011 were reviewed and amended.

Sharon moved to accept the minutes of June 27, 2011, Jay seconded the motion. The motion passed.

Phil noted we needed to vote Norm in as an alternate.

John K. Moved to nominate Norm as an alternate, Jay seconded the motion. The motion passed.

b. Mail

The mail was reviewed and filed.

Committee Reports

There were no committee reports.

Betsy noted Don Harty contacted her indicating he had a family situation and would be unable to attend tonight's meeting. He requested the Board review his information and determine what further action would be required.

The Board determined to discuss this item at the end of the meeting and continue with the remaining agenda.

Preliminary Discussion – Site Plan Revision – Cafua Realty Trust XLV, LLC – Tax Map U5, Lot 44 – 1918 Dover Road

Mr. Sevincgil noted Dunkin Donuts is aware of a problem with their drive-through lane. Currently the drive-through accommodates 6 to 7 vehicles before it affects their parking lot. They would like to come in with a new drive-through lane behind the building, without affecting the septic system for Wendy's in the area.

John K. Asked the distance from the new drive to Wendy's leach field, it is approximately ten feet. Appropriate signage would be installed. Mr. Sevincgil noted they are working to locate the septic system for Wendy's. Phil asked if they would be installing a height bar, Mr. Sevincgil noted they would be at the beginning of the new drive-through. Phil would like to see the easement for the septic system.

Phil indicated they would return August 24th with the updated plan. It should include the deed restrictions, signage, and easements, Jay asked if something would be needed from DES, Mr. Sevincgil will check on this.

Preliminary Discussion – In-Home Business - Donald Harty – Tax Map R1, Lot 30-5 – 149 North Pembroke Road

The Board reviewed the building plans presented by Mr. Harty. Jay reviewed the ordinance for Home Occupations. Sharon noted there was no sketch of the property; it was felt as there were no issues with parking or customers this was not necessary as the tax map would suffice. Rick Belanger noted when the regulations were created it was for the Board to determine if a public hearing was needed. Discussion ensued the regulation should be updated; Norm and Jay will work on the revision for March voting.

Sharon moved that the Board determined no public hearing is necessary, Dee seconded the motion. The motion passed with one abstention.

Sharon had to leave at 7:25 PM.

Rick Belanger requested to meet with the Board. He had received a letter from the Zoning Compliance Officer that he had a complaint from an abutter about the roll-offs being located within the right of way of White Birch Lane. Jay recused himself from the Board. Rick read the letter he had received to the Board. A copy was received for the Board's files. A contamination was also reported with Rick having had Peter Frank complete a survey of the area. Rick has requested his attorney review the report prior to it being released to the Town. Rick reviewed the current site plans with the Board with some pictures of the site, past and present. He noted the roll-offs had been in that location for several (20 or so) years. The roll-offs are moveable with many being taken off-site to other locations.

Betsy asked who had determined that the location for the roll-offs should be noted on the site plans, Rick indicated his engineer when the plans were completed.

Dave Fiorentino, an abutter, noted the Board would not condone a violation no matter how many times it occurs. Dave noted he is concerned with leaks from the roll-offs, he feels it could never be an approved area for the roll-offs as it is within the right of way of White Birch Lane. Dave feels this cannot continue anymore just because the violation has been occurring for years. Rick noted he had a leaky tank, it was taken care of, the ground was tested, and there is no issue. Rick noted the containers are movable and he could move them at any time. Rick noted the right of way that Dave has the right to pass and repass is in Ponderosa's name.

Dee understood the main concern was an environmental issue that Rick will be receiving a report for. Dave noted it is not a right of way issue, but a site plan review issue. He feels the roll-offs should be in a secured area, not on the right of way. Rick noted the property has industrial uses with all the permits.

Jay suggested the Board obtain a copy of the report completed by Peter Frank and the Board complete a site review. Norm requested to review some definitions. John and Dee agreed.

Jay noted the morning the leak was reported he viewed the site. Jay was present when Mr. Frank completed his review and will be obtaining a copy of the report.

Jay returned to the Board.

Phil requested everyone visit the site. Rick's number is 398-6000; please contact him to schedule a visit.

Phil has been contacted by Rick Bilodeau, Emergency Management Director. He noted when the Board approves a tower FEMA would like it wired for Emergency Services. Betsy requested the written documentation regarding this. Phil will obtain a copy of the documentation. Discussion continued that several of the current tower sites had complied with this request from FEMA.

Old/New Business

Betsy discussed that she has been running out of filing space and has several drawers with items prior to 2000. She would like to dispose of some items as they are duplicates. Discussions with a consensus from the Board as long as there are original copies of items in the office or files Betsy could dispose of duplicate copies. If she has questions she will bring the items to the Board for their determination.

Jay moved to purchase two additional filing cabinets, John K. seconded the motion. The motion passed.

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

Phil adjourned the meeting at 8:15 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary