

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
SEPTEMBER 11, 2019  
6:30 PM

**In Attendance:** Kathy DesRoches, Chairman; Dan McGuire; Cheryl Gilpatrick, Selectmen's Representative; Sharon Burnston; Jay Hickey, Alternate; Betsy Bosiak, Alternate

**Not in Attendance:** Mike Hoisington, Vice Chairman; Joe Harnois

**Other Attendees:** Michell Pelletier; Antonio Fiore; Scott Elliott

Kathy opened the meeting at 6:30 PM.

Kathy appointed Jay to sit in for Joe who was not present.

**Gauthier Drive**

Kathy discussed that the Attorney noted that the Town has to accept the road, but that the Town is able to put on a maintenance bond.

Sharon asked the issues. Kathy noted the bond would be due to continued construction. Kathy noted that KV Partners reviewed the road and determined a bond in the amount of \$54,848.00. The Board reviewed the information determining that some items would not require to be completed for the road maintenance if the bond was required to be used.

Kathy noted that it was suggested we request a letter of credit rather than a bond. The issues were discussed. Cheryl thought that the Attorney would review any document the Board determines to use. Cheryl will contact the Towns of Lincoln and New Hampton and Kathy will contact Alton and Derry to obtain copies of documents they use for bonds. They determined to try to have the document written for the Board of Selectmen's meeting of September 23, 2019.

The amount of the bond was discussed. The Road Agent thought the cost to grind and repave the road would be \$80,000 to \$90,000.00. He suggested a bond amount of \$50,000.00.

**Dan moved to propose a maintenance bond in the amount of \$50,000.00 with the document to be drafted with input of documents by other towns, Jay seconded the motion. The motion passed.**

Kathy noted that she had the escrow balances held by the Town if any member wanted to review them.

Kathy gave the Board members copies of the Planning Board Process Audit/Application Materials Update and CNHRPC Circuit Rider Planner Assistance from Center New Hampshire Regional Planning Commission for review.

Kathy noted that the last meeting that Mike Tardiff met with the Board regarding the Board's documents. She explained that the cost would be \$2,250.00 from the Town with the Total cost being \$4,500.00 for their review and input to update the Board's application and other forms.

**Dan moved to allocate \$2,250.00 split between this year and the next with Central New Hampshire Regional Planning Commission for the Planning Board Process Audit/Application Materials Update, Jay seconded the motion. The motion passed.**

Kathy discussed the Circuit Rider Agreement. The role of KV Partners and Regional Planning were discussed so they would not overlap. Dan noted that the applicant should pay for any costs. It would enable the Planning Board to ask Regional Planning to review site plans.

Cheryl noted at the last meeting it was discussed having a Technical Review Committee. It was discussed that the Board would not require this committee, but would have a check list so the applicant would go to the various departments as necessary prior to coming before the Board.

Kathy asked if the Board wanted to have a motion, Dan was concerned with the agreement.

**Dan moved to approve the Circuit Rider Agreement with the understanding the Board will try it and see how it goes with applications and then reevaluate. Regional Planning fees would be paid by the applicant. Cheryl seconded the motion. The motion passed.**

The Board discussed and determined the 2020 Budget.

#### **Discussion – Merrimack Valley Paint Ball – 2137 Dover Road – Tax Map U 06-9 & 9-1**

Mr. Pelletier discussed that they have the approval from their bank to purchase the entire property and complete other work on the property. Phase one includes removing the residential house at the front of the property. They would like to construct a multi-purpose building on the front property. They may sell the building or rent the units.

Sharon questioned the use of the building. Phase 2 or 3 may include installation of a sports arena building on the property. Mr. Pelletier noted that today people from the area have to travel to have use of an arena. It would be an indoor sports area. Sharon asked the size; it would be 100 X 200.

Betsy asked if they would be combining the lots. They would be with potential in the future to subdivide lots.

Jay discussed the multi-purpose building in Penacook with the uses of that building in the winter.

The variances currently on the property were discussed.

Kathy thought one concern would be traffic and possibly noise. Cheryl noted they would have to obtain DOT approvals for the driveway.

It was noted that there are residences in Chichester that abut the property. The potential locations of the buildings and additional lots were discussed.

Tony noted that tonight they wanted to just discuss the concept of the development. Dan discussed noise concerns affecting the residences in Chichester.

Cheryl noted the need for more local spaces of this type have been mentioned by residents.

Kathy indicated the Board is not saying no, but would like more information.

## **Administrative Session**

### **Minutes**

#### **Minutes of August 28, 2019**

The minutes of August 28, 2019 were reviewed and amended.

**Cheryl motioned to approve the minutes of August 28, 2019 as amended, Dan seconded the motion. The motion passed with one abstention.**

### **Mail**

Kathy noted notices of Public Hearing from the ZBA with Cheryl reviewing them.

**Dan motioned to adjourn; Cheryl seconded the motion. The motion passed.**

Kathy adjourned the meeting at 7:49 PM.

Respectfully Submitted,

Betsy Bosiak  
Recording Secretary