

TOWN OF EPSOM
PLANNING BOARD
940 SUNCOOK VALLEY HIGHWAY
EPSOM TOWN OFFICES
NOVEMBER 13, 2019
6:30 PM

In Attendance: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Cheryl Gilpatrick, Selectmen's Representative; Sharon Burnston; Jay Hickey, Alternate; Betsy Bosiak, Alternate

Not in Attendance: Joe Harnois; Dan McGuire

Other Attendees: Ambria Doyle; Jaoa Da Silveira; Cynthia Goodrich; Christopher Wry

Kathy opened the meeting at 6:45 PM.

Kathy appointed Jay and Betsy to sit in for Joe and Dan who were not present.

**Public Hearing – Sale and Installation of Tires – Joao Da Silveira – 1647 Dover Road
Tax Map U 04, Lot 07**

Kathy opened the public hearing for the above property.

Ms. Doyle and Mr. Da Silveira presented the proposal for using the former antique shop as a tire shop. They would be updating the building including adding a garage door on the east side of the building.

Ms. Doyle noted that the interior of the building will be divided into two sections. One will be an area for the tire changing and the other used for storage and client waiting area.

Ms. Doyle discussed the driveway with the revisions they will make to create a horseshoe drive in the front of the building and using enter and exit signs. She discussed in the future they will pave areas for parking.

Mr. Da Silveira noted the areas he will pave for parking and the driveway. Sharon noted she is concerned with cars leaking fluids on the parking area if it is not paved.

The horseshoe drive was noted with Mike asking if they had NHDOT approval for it. It was discussed that they would have to clear the horseshoe use with NHDOT as Route 4 is a State highway. Kathy noted that the Board cannot approve the horseshoe driveway until it is approved by the State.

Lighting to be added to the building was discussed. Cynthia Goodrich asked if the lighting on the building will be shut off at 6:00 PM; it was noted that it would be. Kathy asked if Ms. Goodrich had attended the ZBA hearing, she indicated she had.

There being no further public input, Kathy closed the public portion of the hearing.

Mike asked if the trailer shown on the plan was shown at the ZBA public hearing. Mr. Da Silveira indicated that it was not discussed at that meeting.

Mike asked about the number of tires to be stored inside the building. Mr. Da Silveira indicated he had room for approximately 100 tires. Mike asked how the old tires were disposed; Mr. Da Silveira indicated he had a company that would remove the old tires.

Sharon asked how often the tires are delivered; there will be a morning and afternoon delivery as needed. Kathy clarified that the zoning decision does not mention the number of deliveries.

The sign to be used was noted with the notation that it had to meet Town requirements.

Jay noted the picket fence had to be behind the State right of way. Betsy will give them the contact information for NHDOT.

Kathy asked about the lighting. Mr. Da Silveira noted there are outlets at the two front corners. Ms. Doyle noted there is no lighting by the garage door. Mike noted they would need to install lighting by the rear parking area and garage door. Lighting was discussed with a need for lighting at the left front corner, above the garage door and something in the middle of the rear of the building.

Kathy asked about Fire Department approval. Ms. Doyle noted they wanted to wait until after they had received Planning Board approval. Jay noted that the Fire Department would complete an inspection and send him a report that indicates they would be able to open for business.

Sharon asked what type of floor was in the building, it is a concrete floor.

Kathy asked if any Board members had further questions, there being no further questions Kathy closed the public hearing.

Kathy asked the name of the business. Mr. Da Silveira noted it used to be Concord Tire, it was noted that it is registered with the Secretary of State as Concord Tire so he probably would be keeping that name.

Sharon asked the number of customers Mr. Da Silveira had at his old location; Mr. Da Silveira noted that he had approximately 5 customers a day.

Mike reviewed the parking requirements in the Site Plan Regulations (Page 33).

A request to waive the Site Plan Regulation requirement to pave of the parking area and driveway was presented to the Board (Item 24 on Page 33).

Mike motioned to approve the waiver of paving the parking area and driveway for 36 months from today's date, Cheryl seconded the motion. The motion passed.

Mike motioned to approve the proposal with the following conditions:

No trailer for storage as indicated on the site plan
Existing driveway approved for the business use by the New Hampshire Department of Transportation

Fence to be installed in the front of the building to be behind the Right of Way for Route 4

The sign to meet Town requirements

Lighting shall be installed on the left front corner of the building, over the garage door peak and in the middle of the rear wall (meet Site Plan Regulations Page 36)

Paving shall comply with the waiver granted above and per Site Plan Regulations (Page 33)

Comply with the ZBA decision and conditions

Cheryl seconded the motion. The motion passed.

Cheryl noted that they worked with the neighbor to address their concerns.

Discussion – Gauthier Drive Update

Kathy had spoken with Attorney Whitley today. He had questions regarding the road with Kathy providing copies of the plans to him.

Cheryl provided the bond with the revisions that had been completed. Kathy noted some concerns she had with the bond that have been addressed.

Cheryl wanted the road acceptance on the Board of Selectmen's agenda pending the new bond approval by the Planning Board. Cheryl noted that the Road Agent needs to plan for winter maintenance. The issues were discussed. Cheryl asked if there are remaining escrow funds; there are escrow funds.

After discussion it was a consensus that the road should not be approved by the Selectmen until the new bond is in place, and the Planning Board has voted to send to the Board of Selectmen.

Lawderdale Property at Circle

It was noted that the requested escrow funds from AV Bedford have not been received. Jay will contact the owners to obtain the escrow funds and Mylar for the new conditions.

Discussion – Budget

Cheryl noted that she attended a portion of the Budget Committee meeting last night. She has been told that the Committee is going to request departments and committees reduce their budgets by 3%. Kathy noted that she is going to obtain a copy of the 2020 budget as proposed by the Board of Selectmen.

The Board discussed the proposed budget with the following items to be presented to the Board of Selectmen:

The Planning Board will receive an invoice for the CIP. It will attempt to pay the entire amount (\$3,000.00) from its 2019 operating budget. If the Planning Board falls short it will request the Selectmen pay the balance out of other remaining town funds. This would assist with reducing the 2020 budget request.

Discussion – Review of Potential Zoning Revisions for March Voting

Hawkers – Kathy noted she had spoken with the attorney today regarding this and he cautioned regarding patriot exceptions. Jay asked how this came about; Kathy noted that there were safety concerns when the person was selling political items at the former Care Pharmacy property.

The ordinance was discussed. Cheryl asked if there are fees. Kathy noted that there are fees listed in the ordinance. Mike noted that it is an ordinance that the Board of Selectmen needs to hold a public hearing and would not be a Planning Board issue. Betsy noted that it should also be forwarded to the Police and Fire Departments for their comments.

The remaining proposed ordinances were reviewed. Mike asked where they came from. Betsy noted that Glenn had forwarded them to her. The Board agreed to add Amendment 2 as proposed by Glenn. Other revisions he suggested will be incorporated into the language.

Administrative Session

Minutes

Minutes of October 23, 2019

The minutes of October 23, 2019 were reviewed and amended.

Cheryl motioned to approve the minutes of October 23, 2019 as amended, Mike seconded the motion. The motion passed.

Mail

There was no mail.

Old/New Business

Cheryl noted that Mr. Tardiff and she had met with Mr. Towne regarding the installation of the sign for the EDC. The water main is on hold due to drilling issues with ledge under the Suncook River.

Kathy adjourned the meeting at 9:34 PM.

Respectfully Submitted,

Betsy Bosiak
Recording Secretary