

TOWN OF EPSOM
PLANNING BOARD
940 SUNCOOK VALLEY HIGHWAY
EPSOM TOWN OFFICES
APRIL 24, 2019
6:30 PM

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

Not in Attendance: Joe Harnois

Other Attendees: Joe Wichert; Attorney Simon Leeming; Scott Elliott; Dan Weldon

Kathy opened the meeting at 6:30 PM.

Kathy appointed Betsy and Jay to sit in for the vacant seat and Joe.

Discussion – Five Lot Subdivision – Attorney Simon Leeming – Old Turnpike Road - Tax Map U 02, Lot 08 – Revise from a three-lot approved subdivision to a five-lot subdivision

Attorney Leeming noted that they were here for a conceptual. Dan Weldon has purchased the property from James Spain. At the present time it is a three-lot subdivision. At the previous hearing in 2017 a lot of attention was paid to the fact that it was an un-reclaimed gravel pit. Attorney Leeming noted items that Mr. Weldon has done since he purchased the property. What he is proposing is to re-subdivide the three lots into five lots so the property may be reclaimed to a better condition.

The issues before us is the contiguous buildable area. Some of the lots do not meet this condition under the new proposals. He feels the substantial change does not meet the threshold of growth.

What comes into play are the steep slopes, wetlands and contiguous buildable area. He quoted from RSA 674:36 II (i). This RSA is for when they are asking for waivers it will be pointed out the loading requirements for a sanitary system are in place. He noted the Planning Board could waive the requirements.

Lot 8 – Atty Leeming noted that Mr. Weldon received approval to build on the northeast corner in the past. Part of the proposal is to isolate a large part of Lot 8 to give Mr. Weldon the ability to develop an additional lot. Atty. Leeming noted the homes would not be large. They would typically be first time buyer.

What they would like is input as to which option the Board would prefer.

Dan asked why they are asking for a two-lot subdivision rather than a five lot-subdivision. Atty. Leeming indicated they felt this was the better way to develop.

Joe Wichert discussed the proposed options for re-subdivision.

Option 1

A waiver on new lot 1 would be required; it has just under an acre of buildable contiguous land. He discussed they do have one acre, but some of the land is within the setbacks.

Lot 5 would involve regrading, but would comply with the regulations when this is completed.

Lot 4 would have 200 feet of frontage on Route 4, but only 29.12 feet on Old Turnpike Road for the driveway. Joe noted that there was not anything in the regulations that indicated that the 200 feet of frontage would have to be on a road that is accessible. Route 4 in this area is limited access with no access for the abutting properties.

Joe discussed the buildable areas for lots 2 and 3; they are not necessarily accessible from Old Turnpike Road.

Mike asked how far the house would be from the road and the grade of the driveway for new lot 2. It would have about a 200-foot driveway; it would not be very steep.

Sharon asked if regulations require the house had to be constructed on the one-acre buildable area. Joe felt the regulations did not specify they had to be built within that area.

Option 2

All the lots would have 200 feet of frontage on Old Turnpike Road. He noted that the interior property lines were awkward.

Option 3 –

Joe noted this is the option they prefer. It adds a waiver request for lot 5 as it does not have the one acre buildable; only 0.60 acre of buildable land. Kathy asked what if they took the setbacks out of the equation. Joe noted with grading they could make it work. Lot 1 would need a waiver.

Joe discussed the current plan. He thought the steep slope regulation was for virgin land where this lot has been a gravel pit. He noted it is somewhat easy to manipulate.

Kathy asked if the 5 lots had been tested to see if they could support septic and water. Joe discussed that they have State septic approval for lots 1 and 5. Joe believed they would all get DES approval.

Jay asked if the Board members had viewed the site. Many had not.

Mike noted that the regulations were based on virgin land and here the land has been disturbed. Joe discussed that 4 of the lots would have to obtain DES subdivision approval. Joe noted that lots 1, 3 and 5 already have houses on them.

Atty. Leeming noted that typically setbacks are for structures.

Dan Wheldon noted that Lot 1 has a 1600 square foot ranch. He noted that as he investigated the land many of the non-buildable areas were man-made. He noted the wetlands that cut usable land from the house.

Dan McGuire asked how much lower the houses are from the road. Joe noted they are 4 to 6 feet. He noted they could regrade to make the front flatter.

Lot 2 has an 1800 square foot colonial with no garage.

Dan regraded lot 5 and built on the top of the lot. It is a 26 X 34 Colonial with a 2-car attached garage.

Sharon asked the distance between the septic systems on lots 4 and 5; Joe noted 150 to 175 feet.

Atty. Leeming noted they wanted to get some encouragement and if the Board would indicate which option they would prefer.

Mike thought Option 3 was the most logical. Kathy noted we could not determine an option.

Jay suggested the Board do a site visit; having concerns about the road.

The Road Agent noted the road is very narrow. He noted it would be suitable. He thought that five houses would be more maintenance for the Highway Department.

Betsy suggested the Road Agent attend the site visit with the Board. The site visit was scheduled for Monday, April 29 at 6:30 PM.

Discussion – Scott Elliott – Road Agent – Meet and Greet

Scott Elliott, the new Road Agent, met with the Board.

Scott just wanted to meet with the Board indicating he is willing to work with the Board on any issues it might have.

Kathy discussed the width of driveways and the distance a driveway should be from a property line for snow storage. It is something the Board should look at in the future.

It was discussed the bridge further up the Old Turnpike Road is closed.

Scott discussed that he would like to have the apron requirement revised. It was suggested that Scott review the driveway regulations and suggest any revisions he might like the Board to make. Kathy noted the Board would entertain any revisions he might request.

Kathy requested the Board accept the colors that the subcommittee had chosen for commercial buildings. They are based on Historic Colors of America. Kathy found pantones that are universally available.

Sharon noted the colors are historic and would not become dated. Kathy will review the site plan regulations and write a notice for a public hearing.

Jay noted there may be an issue with an illegal Bed and Breakfast. The Fire Department and Jay are investigating.

Administrative Session

Minutes

Minutes of March 13, 2019

The minutes of March 13, 2019 were reviewed and amended.

Mike motioned to approve the minutes of March 13, 2019 as amended, Dan seconded the motion. The motion passed.

Minutes of April 10, 2019

The minutes of April 10, 2019 were reviewed and amended.

Jay motioned to approve the minutes of April 10, 2019 as amended, Cheryl seconded the motion. The motion passed.

Cheryl updated the Board on the property at U 05, Lot 84 as she has spoken with the owners. They are working to clean the property. The dumpster will be removed shortly.

Mail

There was no mail.

Old/New Business

Kathy adjourned the meeting at 8:30 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary