TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

APRIL 25, 2018

6:30 PM

**In Attendance**: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Sharon Burnston; Hugh Curley, Selectmen’s Representative; Joe Harnois; Dan McGuire; Kyle Hoisington; Betsy Bosiak, Alternate

**Not in Attendance**: John Keane, Alternate; Sean Heichlinger, Alternate

**Other Attendees**: Jon Rokeh; Mark Sargent; Dan Cotnoir; Larry Ward; Larry Willey

Kathy opened the meeting at 6:30 PM; and had the Board introduce themselves.

**Public Hearing – Non-Residential Site Plan – Circle Self Storage, LLC – Dover**

 **Road – Tax Map U 06, Lot 8-2**

Kathy opened the public hearing.

Jon Rokeh presented the plan for the Circle Self Storage, LLC. The plan is to construct buildings containing self-storage buildings and office space for Mr. Willey’s businesses. He noted they had attended two ZBA meetings, revised the plans and obtained their approval. He noted the plan has been presented to the State for the AOT and driveway permit.

Jon noted that the front of the larger building in the middle will be the office space. He noted the utilities will be septic and well. The location of the drainage and detention areas were noted with no impact on the wetlands on the property. He noted the lighting would be wall lighting except for one pole in the front for the parking area.

Sharon asked the frontage, Jon noted that it was 302 feet. The acreage is just over 5 acres. Hugh asked the side setbacks for the buildings; the closest building is 15.5 feet from the side property line. Jon noted there were 12 parking spaces in front for the office area.

Kathy asked if there were any public comments or questions. Jon reviewed concerns with Larry Ward regarding setbacks to his property.

Kathy closed the public portion of the hearing and opened the Board discussion.

Hugh asked about the elevations of the property. Jon noted that it would go down as you leave Route 4 with the remainder of the site being about 6 feet higher than Route 4.

Hugh asked if it would be phased construction or all at one time, Jon noted it would be all at one time.

Mike asked if there would be a dumpster on site, there will not be. Mike asked about snow storage, Jon noted the areas. It was noted that the only areas with utilities would be the office space.

Kathy asked the number of units, about 300 units. Hours will be from 6:00 AM to 10:00 PM.

Kathy asked about Fire Department approval, Mike noted that approval was necessary.

Kathy asked why there was a need for a garage. Mr. Willey noted that he owns several properties and would like to store the maintenance equipment on this property.

Mr. Willey noted that this property would be landscaped better than his other self-storage site at the circle. Mr. Willey noted that there has not been a self-storage building constructed in the area in 10 years.

Betsy asked about the pitch of the roofs. Mr. Willey noted that the pitched roofs are more expensive to construct. At this time he did not know what the pitch would be.

Hugh asked where the gate would be located. Mr. Willey noted that it would be in the area of the front of the buildings.

Joe asked if the office building would be just for this building. Mr. Willey noted that he has about 30 sites he operates and it would be for all his businesses. He noted that normally there are 5 people in the office, but there could be up to 10 employees some days.

The ZBA decision was reviewed by Hugh.

**Sharon moved to approve the plan as presented with the ZBA conditions being met, Dan seconded the motion. The motion passed.**

**Discussion – Potential Residential Subdivision – BMT Construction, LLC – Jug**

 **City Road – Tax Map R 01, Lot 15**

Mark Sargent with Richard Bartlett Assoc. presented the plan. He noted the property has an area of 27.1 acres. He noted the wetland areas and the slopes that are 20% or greater. They would like to do an 8 lot subdivision. He noted each lot has one acre of contiguous buildable land.

Sharon wanted to see the buildable areas shown on the plan. A cistern would be at the end of the road. Mark noted the highpoint of the property on Jug City Road. The drainage with a detention pond near Jug City Road was noted. There would be no additional flow leaving the property.

They are proposing a hammer head at the end of the road rather than a cul de sac. The road as presented would be 1200 feet rather than 1000 feet in town regulations. He asked if they could get a waiver for the HISS mapping.

It was asked what the property northwesterly of this property contained; it is vacant land. Mike was concerned with the possible driveway for lot 4. Mark thought they could get one in.

Mike thought the cistern should be at the Jug City Road end rather than at the end of the road. Mark thought they were looking at possibly having it for the abutting property if it was developed. The location has to be approved by the Fire Department.

Hugh discussed if the long term plan would be to go into Poor Town Road in Pembroke. Hugh thought we would want an outlet road at that end.

Sharon discussed having two outlets for subdivisions. It was noted that the Board never passed this proposal.

Hugh further discussed connection to Poor Town Road. Mark noted that Dan did not have control of that land at this time although he would like to in the future.

Sharon noted that the Planning Board’s job was to take a longer view for the future. She noted that the last time this property came before the Board there was a larger plan for the Board to review. She could not recall what was presented. She would like to see the larger picture.

Hugh was concerned with the road length proposed at 1200 feet. Dan noted that this was the reason for the waiver request. Kathy asked if a cul du sac could be done with driveways into the last two back lots. Solutions to not have to require a waiver were discussed. Mark noted that three lots could not be developed without the waiver.

Discussion regarding waiving the 200 extra feet of road was discussed. Betsy asked the elevations of the road. She would like to see discussions with the Fire Department and the Road Agent prior to further submissions; Hugh agreed.

Mike would like to see the grade of the road, driveways and length and locations of the driveways with the house locations. Mark noted the requirements for the road at it junction with Jug City Road would be met.

The HISS waiver was discussed.

The off-site improvements were discussed. A portion of Jug City Road is gravel. Hugh noted they should also discuss this with the Road Agent.

Mark asked about a hammer head rather than the cul de sac. It was suggested that should be discussed with the Road Agent. Betsy discussed the plans for the road and any questionable driveways would have to be reviewed by an engineer.

**Administrative Session**

**Minutes**

**Minutes of March 14, 2018**

The minutes of March 14, 2018 were reviewed and amended.

**Mike motioned to approve the minutes of March 14, 2018 as amended, Betsy seconded the motion. The motion passed with 4 abstentions.**

**Minutes of February 28, 2018**

The minutes of February 28, 2018were reviewed and amended.

**Mike motioned to approve the minutes of February 28, 2018 as amended, Dan seconded the motion. The motion passed with 2 abstentions.**

**Mail**

A letter was received from Central Regional Planning Commission requesting roads for traffic counts in 2018 was reviewed.

**Old/New Business**

The Board discussed having an engineer for doing oversight and plan review.

Mike motioned to nominate Jay Hickey as an alternate, Sharon seconded the motion. The motion passed with one no.

Betsy noted that Mike Tardiff from Regional Planning would like to meet with the Board at its next meeting to update it on several items. The Board told her to schedule him.

Election of Officers.

Sharon nominated Kathy as Chairman, Mike seconded the motion. The motion passed.

Kathy motioned to nominate Mike as Vice Chair, Dan seconded the motion. The motion passed.

Kathy adjourned the meeting at 8:08 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary