

**TOWN OF EPSOM  
PLANNING BOARD MEETING  
Epsom Fire Station, 1714 Dover Rd, Epsom, NH  
March 13, 2024, 6:30 PM**

**PRESENT**

Kathy DesRoches, Chair  
Bob McKechnie, Vice Chair  
Cheryl Gilpatrick, Board of Selectmen Representative  
Betsy Bosiak, Member  
David Goulet, Member – via Zoom  
Dan McGuire, Member  
Alan Quimby, Member  
Sean Heichlinger, Alternate Member

**ALSO PRESENT**

Jennifer Riel, Recording Secretary  
Jason Johnson  
David Stewart  
Mandy Li  
Deb Sargent

**CALL TO ORDER**

Chair DesRoches called the meeting to order at 6:32 PM and welcomed Alan Quimby as a member of the Board.

**MOTION: To have Sean Heichlinger as an Alternate Member on the Planning Board. Motion by Mr. McKechnie. Second by Ms. Gilpatrick. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Chair DesRoches-aye. Motion passed, 7-0-0.**

**AGENDA REVIEW**

Chair DesRoches stated Ricky Harrison has requested to meet with the Board at another time when his attorney can be present.

Mr. McKechnie suggested moving Board elections to the beginning of the meeting.

**MOTION: To accept the agenda as amended. Motion by Ms. Gilpatrick. Second by Mr. McKechnie. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Chair DesRoches-aye. Motion passed, 7-0-0.**

**Administrative Session**

- *Elections*

**MOTION: To appoint Mr. McKechnie as Vice Chair. Motion by Chair DesRoches. Second by Ms. Gilpatrick. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Dr. DesRoches-aye. Motion passed, 7-0-0.**

Vice Chair McKechnie nominated Dr. DesRoches as Chair.

Mr. McGuire nominated Ms. Bosiak as Chair.

The Board discussed the nominations; Ms. Bosiak and Dr. DesRoches gave overviews of their experience on the Board. The Board then took a census of the Board for whom they want as Chair.

**MOTION: To appoint Dr. DesRoches as Chair. Motion by Vice Chair McKechnie. Second by Mr. Goulet. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Dr. DesRoches-aye. Motion passed, 6-0-1.** Dr. DesRoches abstained.

#### NEW BUSINESS

- ***Mandy Li, Business Inquiry for Massage Studio, 940 Suncook Hwy, Unit 2, U5 55***

Ms. Li stated she wants to open a business for massage and reflexology, with hours of operation 9:30 AM to 8:00 PM, six days per week. The Board reviewed the Application for Business Permit.

Vice Chair McKechnie asked if there will be employees. Ms. Li replied there would be up to two employees.

Mr. McGuire asked if Ms. Li has another business like this elsewhere. Ms. Li stated she does not have another business and confirmed she has a massage therapist license through the State of New Hampshire.

Mr. Quimby asked how many customers would be in the shop at a time. Ms. Li stated she is just starting the business so isn't sure.

The Board discussed which unit would be used in the mall. Ms. Bosiak stated she is concerned about parking, noting the end with the print shop and pizza restaurant is busier. It was confirmed the proposed business in Unit 2 and there is multiple areas for parking.

Ms. Gilpatrick confirmed the area is commercial for a commercial business and noted no comments were received from the Zoning Compliance Officer, but he asked Megan to send her to the Planning Board.

Ms. Bosiak asked if Ms. Li has talked about this proposal with the Zoning Compliance Officer. Ms. Li confirmed she did.

Mr. Quimby stated there is plenty of parking space in the lot and doesn't see a problem with this business at the end of the building.

**MOTION: This inquiry does not need a public hearing or a Site Plan. Motion by Ms. Bosiak. Second by Vice Chair McKechnie. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr.**

**McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Chair DesRoches-aye. Motion passed, 7-0-0.**

- *David Stewart, Expand Blasty Bough Brewing, 3 Griffin Rd, R9-49*

Chair DesRoches presented copies of previous Planning Board decisions regarding his property for review by the Board, along with a previous request from Mr. Stewart to expand. Mr. Stewart stated his current licensing limits him to “paper service” so there won’t be any added services and this extra space would make operations easier.

Mr. Stewart stated he is requesting to relocate the existing greenhouse 30 feet and add a 30 by 50 foot structure between the barn and the greenhouse.

Vice Chair McKechnie stated he visited the site and confirmed there is adequate space to do what Mr. Stewart is proposing. It was confirmed the space would be used for the brewing operations and storage. Mr. Stewart stated his goal is to be able to can the beer. It was confirmed the property is located in a mixed light commercial zone. Mr. Stewart stated he doesn’t intend to do wholesale production.

Mr. McGuire asked if water filtration is needed for the manufacturing. Mr. Stewart stated he has a water softener. Mr. McGuire asked where the brewing equipment is located. Mr. Stewart presented sketches.

Vice Chair McKechnie confirmed Mr. Stewart has a nano-brewery license through the State of New Hampshire, noting this license allows up to 2,000 of barrels to be brewed.

Ms. Gilpatrick noted that per the 2016 Site Plan review, there were only three conditions, and none were in regard to size, so this application would not impose on any of those conditions. She stated the Site Plan that was approved in 2016 does have sizes indicated on the sketches; she stated it would change the Site Plan if there were added storage and retail space. Chair DesRoches stated she expects an updated Site Plan will be needed. Ms. Bosiak stated there is no increase in customers and there won’t be an impact to the abutters, so doesn’t believe a public hearing is needed.

Mr. Stewart stated there won’t be an increase in customers or sales but he wants to improve the production area.

**MOTION: That an updated Site Plan is needed but no public hearing is necessary. Motion by Ms. Bosiak. Second by Ms. Gilpatrick. Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-aye; Ms. Bosiak-aye; Mr. Goulet; Chair DesRoches-aye. Motion passed, 7-0-0.**

- *Harrison, Ricky, Business Inquiry, Harrison’s Paving, U5-83 – Postponed/Date to be determined.*

**OLD BUSINESS**

- *Master Plan*

Ms. Gilpatrick distributed packets for the Master Plan Update. She summarized the chapters that were updated; she asked everyone to review the chapters for the next meeting and submit any changes or suggestions to her prior to the next meeting.

**APPROVAL OF MINUTES**

February 14, 2024 – Edits were made. **MOTION: To approve the minutes as amended. Motion by Ms. Gilpatrick. Second by Vice Chair McKechnie Roll Call Vote: Mr. McGuire-aye; Ms. Gilpatrick-aye; Mr. McKechnie-aye; Mr. Quimby-abstain; Ms. Bosiak-aye; Chair DesRoches-aye. Motion passed, 6-0-1.**

**Other**

Mr. McGuire stated there are a couple bills in the legislature regarding accessory dwelling units; he stated there is a special committee on housing that is working on these to change the ADU rules to allow two ADUs on a property, with one being attached and the other detached. The public hearings have been held but the committee has not voted yet to move it to the floor.

Chair DesRoches stated she received an email from Glenn Horner, Zoning Board Chair, and he proposed a joint meeting regarding the expansion and Site Plan for a property on Goboro Road. She stated the date Mr. Horner already set for the ZBA meeting won't work for a joint meeting and the applicants won't be ready for the Site Plan at that time.

**NEXT MEETING**

March 27, 2024, 6:30 PM – Epsom Fire Station Meeting Room.

Vice Chair McKechnie adjourned the meeting at 8:00 PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary