

**Town of Epsom  
Planning Board  
1/15/08**

**In attendance:** Betsy Bosiak (Chairperson); Peter Arvanitis (alternate); Alan Quimby; James Bowen; Dan McGuire; Bob McKechnie (Selectman's Representative)

**Not in attendance:** Larry Caraway; Phil Demerit (Alternate); Chris Porter

5:00 PM James made a motion to open the Public Hearing for this Proposed Zoning change. Alan seconded the motion. All in favor.

**Amend Article III, Section D (5) (b) General Operating Requirements:**

**Delete i, ii, iii, iv, v and replace with the following language:**

- i. Junkyards are required to comply with the NH Department of Environmental Services Green Yards Program Manual of Practice, also known as the Best Management Practices (BMP) for Salvage Yards.**

Len Gilman stated that there is a fundamental difference between "Green Yards" and "Best Management Practices". He feels that the proposed ordinance is written wrong due to this difference. Green Yards is above & beyond BMP.

Rick Belanger stated that if you have a "Green Yard" it is very prestigious, and is something to strive for – however following BMP is a good place to start.

Rob Topik asked if this is a "fundamental" change as Mr. Gilman suggested, or a textual revision?

Jay Hickey stated this is a textual revision and can be done.

Rob Topik made several statements regarding how the Selectmen would apply these guidelines, and whether or not the Planning Board should support it. Betsy stated she cannot speak for how this will be carried out by the Selectmen. There was a procedural question about how zoning changes are proposed.

Dan made a motion to remove a portion of the line to read as follows:

- i. Junkyards are required to comply with the NH Department of Environmental Services Best Management Practices (BMP) for Salvage Yards**

Peter seconded the motion. All in favor.

James made a motion to recommend this zoning ordinance change. Alan seconded the motion. All in favor.

James made a motion to open the Public Hearing for this proposed amendment. Alan seconded the motion. All in favor.

**Amend Article III – M. of the Sign Ordinance to permit internally lit signs on the business premises in the Commercial Zone.**

Peter explained the reasoning behind this amendment.

Bruce Graham asked for clarification of sign size – and zoning.

Alan made a motion to close the Public Hearing. Peter seconded the motion. All in favor.

James made a motion to recommend this amendment. Peter seconded the motion. All in favor.

Alan made a motion to open the Public Hearing for this proposed amendment. Bob seconded the motion. All in favor.

**Amend Article II Section A.2. to require no building on Class 6 roads.**

Jay Hickey explained that the reasoning behind this is because if it is in the zoning ordinance, then someone has an opportunity to appeal to the zoning board. However, if it is not in the zoning book – it cannot be appealed.

Alan made a motion to close the Public Hearing. James seconded the motion. All in favor.

Peter made a motion to recommend this amendment. Dan seconded the motion. All in favor.

Some paperwork was discussed & members signed the Capital Improvement Program.

James explained to the board that he contacted Phil Demerrit about him not continuing on as an Alternate. Phil was under the impression that he should not come to the meetings unless he is specifically called. James will contact him again & explain that Alternates are expected to attend – they just have no voting power unless there is a quorum issue.

**5:55 PM James made a motion to adjourn. Alan seconded the motion. All in favor.**