

**TOWN OF EPSOM  
PLANNING BOARD  
NOVEMBER 17, 2010**

**In Attendance:** Philip Demeritt, Chairman; Deirdre Davis, Vice Chairperson; Keith Cota, Selectman's Representative; John Keane; Jay Hickey; Sharon Burnston

**Not in Attendance:** John Dodge; Norm Gentry, Alternate

**Other Attendees:** No other Attendees

Phil opened the meeting at 6:37 PM.

**6:30 PM Administrative Session**

**a. Minutes**

The minutes of November 10, 2010 were reviewed and amended.

**Keith motioned to accept the minutes November 10, 2010 as amended, John seconded the motion. The motion passed.**

**b. Mail**

There was no mail reviewed.

**Potential Zoning Regulation Revisions**

The potential ordinance change for Article II, Section C, List of Principal Uses was reviewed. The addition of rental merchandise under sections of the Retail and Service Uses to the List of Principal Uses was reviewed with the Board agreeing to the following revision (bold and italicized words added):

2. Retail establishment selling ***and/or renting of*** general merchandise, including, but not limited to, dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares, and hardware, and including discount and limited price variety stores.
  
5. Establishments selling ***and/or renting of*** new or used motorized vehicles or heavy equipment meeting state inspection standards, where applicable, to include automobiles, recreational vehicles, motorcycles, boats, snowmobiles, and accessories thereto.

**7:05 PM - Public Hearing – Growth Ordinance Limitation of Building Permits for 2010**

**Jay motioned to open the public hearing for the Growth Ordinance Limitation of Building Permits for 2010, John seconded the motion. The motion passed.**

Phil read the letter from the Epsom Central School that provided the basis for the limitation of building permits.

Jay noted the first information he received from the school was 90.8% with later information being 94%. Jay suggested not adopting the ordinance for 2010 and waiting until 2011 so there would be no permits to carry over. It was suggested continuing the public hearing until January as no one from the public attended. Keith was concerned with developers applying for permits for all the lots they have to build upon.

#### **a. Committee Reports**

John gave the Board copies of the CIP to review prior to the December 8, 2010 public hearing.

#### **Zoning Revisions**

The dates for the public hearing for the zoning revisions were discussed. The first public hearing was scheduled for December 29<sup>th</sup>.

#### **Informational – Antique Shop/Home Business – Christie Gerasimehik – Tax Map U4, Lot 38 – 1740 Dover Road**

No one was present for the informational so no presentation occurred.

#### **Public Hearing**

**Sharon motioned to close the public hearing, John seconded the motion. The motion passed.**

**Keith motioned the Planning Board confirm the Notice of Permit Limitations based upon Article XI, Growth Management, Section E, Indicators of Growth Impact, #2 exceeding the capacity by Epsom Central School and in accordance with Section H, Equitable Allocation of Available Permits, available permits be no greater than 25 for the calendar year 2010, John seconded the motion. The motion passed.**

#### **Tax Map R15, Lot 2-1**

Jay discussed Mr. Hoisington, the abutter to the south, contacted him with concerns that the driveway was being built too close to his property line and the location of the screening per the approved plan would not be effective. Jay and Phil viewed the site with Mr. Hoisington. It was agreed the location of the arborvitae needs to be shifted to be more effective to limit vehicle headlights from the Hoisington house. Discussion occurred about some of the arborvitae being put on the Hoisington property to be more effective due to the topography. Mr. Hoisington indicated a willingness to work with the developer to achieve this.

The driveway is not the correct width, 14 feet, for emergency vehicles as approved by the Board. Also the driveway has to be constructed as provided on the approved plan a minimum of 15 feet from the southerly corner property pin on North Road. The break in the stone wall is not able to be used for the driveway as it is too far south. The southerly edge of the driveway is to be no closer than 15 feet from the pin. Keith noted the Board needs to clarify the driveway needs to be a certain distance from the southerly property line so no encroachment is made on the Hoisington property. Jay has spoken with Mr. Weldon who is agreeable to the modifications as suggested

and the driveway being per the plan approved. Jay noted Mr. Weldon agreed to move the driveway, however he did not agree with the distance the Planning Board had suggested. If he wants to do anything different from the Plan as approved then he would have to return to the Planning Board.

The Planning Board is in concurrence with the shifting of the arborvitae to the advantage of the Hoisington house and confirmed the construction of the driveway is to be as shown on the approved plan.

**Old/New Business**

There was no old/new business.

**Keith motioned to adjourn, Sharon seconded the motion. The motion passed.**

Phil adjourned the meeting at 8:14 PM.

Respectfully submitted,

Betsy Bosiak  
Recording Secretary