

**Town of Epsom  
Planning Board  
Public Hearing for  
Proposed Amendments to the  
Town of Epsom Zoning Ordinances for 2010  
12/29/09**

**In Attendance:** Dan McGuire, Chairman; John Keane; Phil Demeritt, Vice Chairman; Betsy Bosiak, Alternate; Norm Gentry; Keith Cota, Selectman's Representative; Sharon Burnston, Alternate

**Not in Attendance:** John Dodge; Jay Hickey; Deirdre Davis, Alternate

**Also in Attendance:** Carol McGuire

**7:00 PM** Dan opened the Public Hearing. Betsy will be sitting in for Jay Hickey and Sharon Burnston will be sitting in for John Dodge.

**Article 1 – To amend Article IV to read “Flood Insurance Study for the County of Merrimack, NH” dated April 19, 2010 or as amended together with the associated Flood Insurance Rate Maps dated April 19, 2010 or as amended.**

Keith explained that these Flood Insurance Maps must be accepted as they appear, in order for residents of Epsom to be able to obtain flood insurance. They are dated April 19, 2010 as that is the date they become effective. Keith also explained that these flood maps do not reflect the Suncook River Avulsion, but the maps will be recreated in the future & when the new maps have been accepted, they will reflect the avulsion, but there is a process to be taken before the new maps are created & accepted.

Phil made a motion to accept these flood maps to be placed on the ballot. Keith seconded the motion. All in favor.

**Article 2 – To amend “Bed & Breakfasts”**

**To amend Table of Uses, Article II, Section C:**

**To amend Article III, Section P, Hotels, Motels, Inn, Resorts:**

This amendment would be to allow Bed & Breakfast in the R/A zone with up to 4 rental bedrooms without a special exception, and define the definition of Bed & Breakfasts.

Dan made the suggestion to change the phrase “rental rooms” to “rental bedrooms” in section a. 2. under Table of Uses. This had been previously discussed, and the basis is because septic systems are built according to the number of bedrooms. The consensus is that changing “rooms” to “bedrooms” is not a significant change which would require another Public Hearing. Therefore the Planning Board agreed to the change.

Betsy made a motion to accept the Zoning Change of Bed & Breakfasts. John Keane seconded the motion. All in favor.

**Article 3 – To define “Boarding Houses”**

**To add the following definition to the Glossary section near the end of the Zoning Ordinance:**

**In the Table of Uses, Article II, Section C to add the following:**

This would add the definition for a Boarding House.

Phil questioned why we are defining this, as he feels the definition is so vague that it doesn't restrict any situation, and if it does not restrict anything, then we shouldn't have it defined.

Keith agrees that this definition is too excessive & doesn't reflect the Planning Board's original discussion. He would suggest that we do not support placing this definition on the ballot and bring it forth next year after some research, since he is not aware of any situations in Epsom that is currently a problem.

Sharon suggested changing the definition to reflect the board's wishes. The board feels this is not an adequate definition.

Carol McGuire stated that she feels this definition is not enforceable.

Phil made a motion to not recommend this definition to be placed on the ballot, and discuss it at a later date. Betsy seconded the motion. All in favor.

**7:41 PM Dan closed the Public Hearing.**

**Old/New Business**

Dan said he heard from Carl Sherblum who is working with Robert Elliott on his subdivision application. He said that we requested the one acre contiguous buildable area not including the setbacks; however our Subdivision Regulations do not specify that it must be measured outside the setbacks. There was a discussion about changing the regulation so it is clear that the buildable area does not include any setbacks.

There was a brief discussion about the Road Agent's request to require a culvert sized to handle a 100 year storm event in our Subdivision Regulations. Keith will draft up a revision to the Subdivision Regulations for the Planning Board's review.

Dan will schedule an informational to discuss this in January.

Norm offered to stay tonight & help anyone who needs help with their official town email address.

**7:55 PM** Keith made a motion to adjourn. Betsy seconded the motion. All in favor.