

**TOWN OF EPSOM
PLANNING BOARD
JANUARY 26, 2011**

In Attendance: Philip Demeritt, Chairman; Deirdre Davis, Vice Chairperson; John Dodge; John Keane; Jay Hickey; Sharon Burnston

Not in Attendance: Keith Cota, Selectmen's Representative; Norm Gentry, Alternate

Other Attendees: Monica Apgar; Christie Gerasimchik; Steve Gerasimchik

Phil opened the meeting at 6:30 PM.

6:30 PM – Administrative Session

a. Minutes

The minutes of December 8, 2010 were reviewed.

John K. moved to accept the minutes of December 8, 2010, Sharon seconded the motion. The motion passed.

The minutes of December 29, 2010 were reviewed.

Sharon moved to accept the minutes of December 29, 2010, John K. seconded the motion. The motion passed.

b. Mail

The mail was reviewed and filed.

Phil reviewed escrow balances.

Phil noted two Planning Board positions were up for reelection.

Phi noted the letter from Mr. and Mrs. Estabrook, 26 Lake View Road. He requested Board members view the road prior to the Estabrooks coming before us.

c. Committee Reports

No committee reports.

Jay noted the Zoning Board of Adjustment has been working with the owners of the proposed 90 unit apartments. The ZBA has reduced the number of apartments to 40 with 20% having to be one bedroom.

Informational - Request to convert a Garage to Commercial Kitchen – Monica Apgar – Tax Map U08, Lot 8-1-3 – 149 Goboro Road

Mrs. Apgar noted they wanted to begin a catering business that required a commercial kitchen. She has been working with Cec Curran, Health Officer on the conversion. She has one full time and one part time employee. The lot is a conforming lot of 2.9 acres. There will be no signage with all items to be delivered to customers. Phil noted a plan would be required of the lot showing the location of the buildings, parking for the employees and business vehicle, lighting, etc.

Phil noted no public hearing would be required, with just the site plan required.

Sharon moved to approve conditional upon receiving the site plan, Dee seconded the motion. The motion passed.

Informational – Antique Shop/In-home Business – Christie & Steve Gerasimchik – Tax Map U04, Lot 38 – 1740 Dover Road

Phil noted he did not see the number of parking spots for customers, there are five that were noted on the plan. The antiques shop will be in the barn with entrance at the front of the building. Christie noted the snow removal areas. Jay discussed signage requirements. There will be no additional employees; they plan to be open just weekends at the beginning with more hours in the summer. John K. asked about lighting, Christie noted the location of the lighting. A permit will be required for the sign with external lighting only allowed. Phil suggested they give the location of parking for potential employees so they would not have to return to the Board, this was noted on the plan. Additional customer parking was also discussed. Phil suggested they return at a later date for this parking.

Mrs. Gerasimchik noted in the future they would like to rent out space for use for classes or have a bed and breakfast.

John K. moved to approve the Antique Shop as an in-home business with approval by the Zoning Compliance Officer of the signage, Dee seconded the motion. The motion passed.

Discussion occurred regarding the February 9th meeting and the conflict with the school deliberative session. It was determined to not have a Planning Board meeting on that night.

Jay moved to not have a Planning Board meeting on February 9th, Dee seconded the motion. The motion passed.

Dee moved to adjourn, John K. seconded the motion. The motion passed.

Phil adjourned the meeting at 7:27 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary