

**TOWN OF EPSOM  
ECONOMIC DEVELOPMENT COMMITTEE  
EPSOM TOWN OFFICES**  
**JULY 8, 2019**  
**5:30 PM**  
**Meeting Minutes**

**Attendees:** Cheryl Gilpatrick, Selectman Representative, Betsy Bosiak, Bobbi Lynn Thomas, and Lisa Weaver, and Mike Tardiff (Capital Region Planning Commission)

Meeting called the meeting to order at 5:35 PM.

Previous Meeting Minutes unavailable for review.

**Discussion:**

The following items were discussed.

1. Cheryl and Mike reviewed the emails, calls, and potential sign placement for the two ER Zones and the Gosseville District. Mike spoke with the state regarding the right-of-way restrictions for placement. The signs will need to go on private property but will still need DOT off-premise approval applications filed for any placements off of Route 4 and Route 28, even if on private property.
2. Cheryl reviewed her drive around session with Craig (also with the CRPC) to compile a map of the ideas for placement chosen for the District and the two zones. The attendees discussed all options and agreed on the following possible placements.
  - a. First Bartlett ERZ sign, "Picture #4" described as Route 4, west of Wendy's, near slight clearing and pullout, (in front of/near large tree), on the current vacant lot. Property owner Ostia Real Estate Associates (D'Amante), Map & Lot No. U06-019. Requires DOT application and permission from landowner. Mike to contact D'Amante.
  - b. Second Bartlett ERZ sign, (to be requested for purchase through the Board of Selectmen) "Picture #1" described as Gauthier Drive South Side of Street, across from the improved lot, possible placement on the current vacant lot. Property owner Adam Towne. Requires DOT application and permission from landowner. Mike to contact Adam.
  - c. First Windymere ERZ sign, "Picture #5" described as off Route 4 looking east, possible placement on the current vacant lot. Property owner Charles Huckins. Map & Lot No. U06-006. Requires DOT application and permission from landowner. Cheryl to contact.

- d. Second and Third Windymere ERZ signs, (to be requested for purchase through the Board of Selectmen) "Picture #'s 9 - 12", two signs to be placed back to back to be seen from both directions on Route 28, on the west side of the road, possible placement on the grassy area just after lot Map & Lot #U11-22-1, and on Map & Lot U11-22. Property owner Stankatis, Jonathan S Revoc Trust. May require some land clearing if not able to place in grassy area. Requires DOT application and permission from landowner. Cheryl will provide contact info to Mike and he will contact them.
- e. Gosseville 79-E District Picture. Possible placement on the lot at the end of Goboro Road, on the lot owned by Sunrise View Leasing, Christ and Wendy Nelson, on Map & Lot No.: U05-083. Requires DOT application and permission from landowner. Bobbi to contact the Nelsons.

Next steps in the process:

- A. Mike will get clarification of the distance/footage of the State of NH right-of-way. Betsy believes it is 50 feet off the center of the road.
- B. Contact will be made with all homeowners before we start the DOT application process according to each item above.
- C. Present request to the BOS about purchasing three more signs. One Bartlett and two Windymere.
- D. Once both of these things are approved we will ask the property owners to give the Town permission in writing to put up the signs.
- E. File applications with the DOT for the off-site premise signs using the coordinates acquired by Cheryl and Craig. Betsy, Mike and Cheryl will work on these.
- 3. Cheryl will request the business list from the OMRC so the EDC doesn't have to start from scratch. This will be for the purpose of finding all businesses around the three zones/district, and working on #5 below. This could also be used to update the Town of Epsom Business List on the website as well.
- 4. Cheryl will start working on the brochures using information provided from Mike and his office from the Zone District map in the meeting room. The same information will be given to Dawn. Mike and Cheryl will coordinate with Dawn to work on the website. Cheryl may talk to Dawn and the BOS about access to the EDC portion of the website so she can work on making the brochure and the site look similar and provide the same information.
- 5. Mike wished to continue the discussion about the rest area. Mike would like to see that the Town pursue to see if the State will be, or is willing to, surplus it to the Town. Ideas of what to use it for should be explored. Can we get a one-time access for clean-up?
- 6. The Committee briefly discussed the Suncook Valley Rail Trail Plan. Mike thought it would be a great idea to develop 5-6 person committee in Epsom to be part of the Committee or join with an abutting town to do so. Being part of the trail process will be a good selling point for what Epsom has to offer.

7. The attendees continued the discussion of the Business Questionnaire idea. We would come up with ideas of what the questions could be, a period of time for businesses to respond, and include the question of would they participate in a work session to discuss their thoughts and concerns once the data from the questionnaires is compiled. We would also like to do one for developers and offer the same for them. Cheryl had received an offer from Adam Towne (through a planning board email) to sit down and discuss his thoughts at some point and thinks this would be a good opportunity to hear all the ideas and thoughts about how we could improve, etc., from all the developers.

Respectfully Submitted,  
Cheryl Gilpatrick

**Next Economic Development Meeting scheduled for August 6th at 5:00pm  
Epsom Town Office Meeting Room.                      Meeting adjourned 7:30pm.**