TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

JUNE 13, 2018

6:30 PM

**In Attendance**: Mike Hoisington, Vice Chairman; Sharon Burnston; Hugh Curley, Selectmen’s Representative; Dan McGuire; Betsy Bosiak, Alternate

**Not in Attendance**: Kathy DesRoches, Chairman; Joe Harnois; Kyle Hoisington; John Keane, Alternate; Sean Heichlinger, Alternate

**Other Attendees**: Timothy Bernier

Mike opened the meeting at 6:30 PM.

Mike appointed Betsy to sit in for Joe.

**Public Hearing – Lot Line Adjustment – Robert A. Hutchins and Timothy R. and**

 **Elizabeth M. McAvoy – 144 Mountain Road & 152 Mountain Road – Tax**

 **Map R 15, Lot 38 & Tax Map R 15, Lot 38-1**

**Public Hearing – Three Lot Subdivision – Robert A. Hutchins – 144 Mountain**

 **Road – Tax Map R 15, Lot 34 & Tax Map R 15, Lot 38**

Mike opened the public hearings as they were for the same property. No one was present from the public.

Mr. Bernier discussed the proposal indicating Mr. Hutchins wanted to subdivide two lots from his property. He noted that as the survey of the property was completed they found that a portion of the McAvoy structure was on the Hutchins property. They are completing an exchange of equal portions of land to allow the structure to be on the McAvoy property.

Sharon observed one lot would be a pork chop lot. The Board noted that it was a larger lot and not creating a pork chop lot to meet the subdivision requirements. Mike asked the slopes on the lots. Tim reviewed the slopes. Dan asked the location of Old Mountain Road vs. Mountain Road. It was explained where Old Mountain Road began (west of the properties being presented).

Mike asked if the past violations with the Town have been resolved. Jay noted that it was the parent lot that had the violations. No one was sure if there was a resolution.

Tim noted that he was primarily concerned with the two front lots and he did not personally visit the rear of the property.

Hugh noted that at times Mr. Hutchins does work in the garage, including for the Town.

Dan asked about two lots sharing a driveway. He was told that this is allowed under the regulations.

A site walk was proposed for the subdivision. This was discussed with it being determined to hold the site walk at 6:30 PM on June 27th.

**Hugh motioned to close the Public Hearing for the Lot Line Adjustment, Dan seconded the motion. The motion passed.**

**Hugh motioned to approve the waivers as follows:**

1. **5.2(B),6.1(t): HISS/NRCS soils: To only show soil boundaries from the online NHCS Web Soil Survey, as this is only a boundary line adjustment with no new lots or construction proposed.**
2. **5.2(D)(4): Side lot lines at 90 degrees from road: The existing side line off the road was not at 90 degrees, but will become closer to 90 degrees.**
3. **5.3(1),6.1(3)(s), checklist items: Topography: To only show topography in the area of the adjustment, not on the entire Lot 38-1 – no new lots created and no construction.**
4. **Checklist items: Streams, wetlands, drainage, man-made & scenic features: To only show conditions found in the area of the boundary adjustment- no new lots created and no construction.**

**Dan seconded the motion. No discussion, the motion passed.**

**Hugh motioned to approve the Lot Line Adjustment for Tax Map R 09, Lot 38 and Tax Map R 09, Lot 38-1 with the waivers previous approved, Dan seconded the motion. The motion passed.**

**Hugh motioned to continue the public hearing for the three-lot subdivision until June 27th at 6:30 PM with a site walk scheduled for that time at the Hutchins property, Dan seconded the motion. The motion passed.**

It was confirmed that Mr. Bernier will inform Mr. Hutchins of the site walk.

**Inquiry Request – Farmstand – Marston Brothers Holdings, LLC – Dover Road –**

 **U 05, Lot 60**

The Board discussed what might occur on the property. Hugh noted that he would like to see right turn only from the property if there is a Farmstand due to the existing traffic conditions. It was discussed that a State driveway permit for the use should be obtained.

The Board did not approve the Farmstand but determined to continue review at the next meeting.

**Administrative Session**

**Minutes**

**Minutes of May 9, 2018**

The minutes of May 9, 2018 were reviewed and amended.

**Dan motioned to approve the minutes of May 9, 2018 as amended, Hugh seconded the motion. The motion passed.**

**Mail**

The Alternation of Terrain Permit for Circle Storage, Tax Map U 06, Lot 8-2 was noted.

**Old/New Business**

There was no Old/New Business before the Board.

Mike adjourned the meeting at 7:25 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary