TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

JULY 25, 2018

6:30 PM

**In Attendance**: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Sharon Burnston; Joe Harnois; Kyle Hoisington; Dan McGuire; Betsy Bosiak, Alternate

**Not in Attendance**: Hugh Curley, Selectmen’s Representative; Sean Heichlinger, Alternate

**Other Attendees**: Peter MacCallum

Kathy opened the meeting at 6:30 PM.

**Inquiry – Peter McCallum – Additional Storage Building – U1, Lot 19 – Dover Road**

Mr. MacCallum discussed that he wanted to construct another building on the north side of Route 4 for winter boat storage. He noted where the new building would be located on a site plan. It would be 50 X 250 feet with a height of approximately 35 feet. Mr. MacCallum noted an area of the property that is wet.

Mr. MacCallum noted the building materials would be identical to the existing buildings, there would be no utilities to the building. It should hold approximately 85 boats.

Jay asked how far the building would be from the zoning line of the Residential/Agricultural Zone, about 20 to 25 feet. Mr. MacCallum has contacted the Fire Department with no issues from them. Mr. MacCallum noted this building would replace the shrink wrap of boats.

Sharon asked what needed to be done, Betsy noted that the Board had to determine if a public hearing was required. It was discussed with the members having a consensus that no public hearing would be required.

**Dan moved that a public hearing would not be required, Mike seconded the motion. The motion passed.**

**Discussion – Zoning Ordinance Revisions for 2019**

Betsy noted that the Board should begin to work on revisions for voting in 2019. It was discussed that the Board should look at the sign ordinance and the ADU provisions.

It was discussed that a subcommittee should be formed to review potential revisions. It was noted that someone should check with Regional Planning if there are any revisions needed due to court cases, etc.

Jay noted that there are issues with guests at Getaway wandering onto abutting properties. One condition of the approval was that the mini homes could not be seen by the abutters. Jay noted that he has had the owners move one unit. There are two more that need to be moved. Jay noted he has been working with the management to correct the issues.

It was suggested to invite Glen to a meeting for any revisions he might have. Jay will speak with him.

Jay noted that Cobblestone Drive is washing out, it has not been accepted by the Town.

Sharon asked what was being done with the Master Plan with Betsy asked about the CIP. Kathy will ask Mike Tardiff.

**Administrative Session**

**Minutes**

**Minutes of July 11, 2018**

The minutes of July 11, 2018 were reviewed and amended.

**Mike motioned to approve the minutes of July 11, 2018 as amended, Dan seconded the motion. The motion passed.**

**Mail**

**Old/New Business**

Mike suggested having the budget discussed at a meeting. The Board agreed. Kathy requested it be put on the next meeting.

Kathy adjourned the meeting at 7:25 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary