

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
DECEMBER 9, 2020 6:30 PM

**In Attendance:** Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Joe Harnois  
Cheryl Gilpatrick, Selectmen's Representative; Sharon Burnston; Bob McKechnie; Betsy  
Bosiak, Secretary

**Other Attendees:** Stuart Thompson

Kathy opened the meeting at 6:30 PM.

**Minutes**

**Minutes of November 18, 2020**

The minutes of November 18, 2020 were reviewed and amended.

**Joe motioned to approve the minutes of November 18, 2020 as amended, Mike seconded the motion. The motion passed with the following roll call: Bob – aye, Cheryl – aye, Mike – aye, Joe – aye, Sharon – abstain.**

**Sub-Division Audit Sub-Committee**

Kathy noted that they have another meeting on Thursday.

**Zoning**

Cheryl noted she had previously updated the Zoning Ordinances and corrected spelling, the RSA references, and Sections that were numbered incorrectly.

**Proposed Amendment #1**

Kathy noted that she and Cheryl had adjusted the definition of contiguous in the first proposed Amendment for 2021 Town Meeting. This was discussed at the previous Planning Board meeting. The revision was discussed. Cheryl asked if the Warrant Article question should also be revised. After discussion it was revised.

**Proposed Amendment #2**

Cheryl noted Amendment #2 adds the Sports Facilities to the glossary. There was no additional discussion for this proposed Amendment.

**Proposed Amendment #3**

This Amendment is to add time limits to the Zoning Ordinance. Cheryl suggested adding the RSA 674:33 1-a (a). Cheryl discussed if there should be more verbiage after the RSA. It was decided the wording would only be for explanation purposes.

#### Proposed Amendment #4

Kathy noted this Amendment is for banner flags, currently we do not have an ordinance for banners. Under the existing ordinance they are not allowed and should be removed. With the proposed Ordinance, businesses will be able to use banner signs and the town can remove them if they become a traffic hazard.

Cheryl noted that they had pulled this language from another town's ordinance.

Mike discussed that if an unregulated sign is in the right of way it should be removed. Kathy asked if we should regulate these banners. Generally, members agreed.

Kathy noted temporary signs are only allowed for 60-days a year and asked if we wanted to allow the banner type signs for longer periods of time, if not year-round. The consensus was that these signs should be allowed, and an ordinance created.

Stuart noted people are complaining about signs, mostly on Route 4. Cheryl noted that the antique person on Goboro Road has had a banner sign in the State right of way for the past few months.

The pros and cons were discussed including the duration of the permits, the hours of display, and the number of signs.

Mike noted we are trying to be more business friendly.

Cheryl noted when we send these proposed changes to the attorney, they need to know the purpose of the Amendment. She suggested adding the proposed change.

#### Proposed Amendment #5

Stuart explained currently the duration of time for a building permit is confusing in the zoning ordinance including the extension if granted.

Cheryl noted it was her understanding that if someone receives a permit, then the home owner had 12 months to begin work and could obtain an extension for an additional 12 months. Sharon noted the ordinance doesn't define a work completion date. One concern is the building code to use for inspection purposes, without a clear start date, this becomes questionable. Stuart noted when work is not complete for years, then the owner's compliance falls under the old regulations. Joe discussed the building code changes every two years. If someone took ten years to finish, they should meet the new codes.

Joe thought it should be addressed and did not feel it could be addressed tonight.  
Mike discussed commercial and residential fall under different regulations.

The amendment was discussed with concerns for the time of completion of a building. Kathy will work with Joe and Stuart to write a proposal.

Cheryl suggested a short meeting to discuss Proposed Amendment #5.

### **Budget**

Mike will be attending the Budget Committee meeting on the 15<sup>th</sup> to discuss the PB's budget with them.

### **Mail**

There was no mail.

### **Old/New Business**

Kathy asked Betsy the number of abutters for the Bosiak subdivision. Betsy indicated 13 notices were sent out with 10 abutters and the applicant, owner and surveyor.

There wasn't any new business.

Kathy adjourned the meeting at 8:35 PM.

Respectfully Submitted,  
Betsy Bosiak  
Recording Secretary