

TOWN OF EPSOM
PLANNING BOARD
940 SUNCOOK VALLEY HIGHWAY
EPSOM TOWN OFFICES
SEPTEMBER 25, 2019
6:30 PM

In Attendance: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Dan McGuire; Cheryl Gilpatrick, Selectmen's Representative; Jay Hickey, Alternate; Betsy Bosiak, Alternate

Not in Attendance: Sharon Burnston; Joe Harnois

Other Attendees: Linda Hodgdon; Debbie Sargent; Scott Elliott

Kathy opened the meeting at 6:30 PM.

Kathy appointed Jay to sit in for Joe who was not present.

Discussion – Zoning Ordinance

The Board discussed a revision to the Ordinances to bring them up to date regarding a State RSA as follows:

Revise Article I. B. 3 to read: any land which is subdivided after the effective date of this Ordinance. (RSA 674:19)

The revision would quote the correct RSA as the original one has been discontinued by the State Legislature.

Dan motioned to add the paragraph to the March 2020 ballot, Mike seconded the motion. The motion passed.

Kathy asked Jay to review the ZBA decision regarding U 04, Lot 7. Jay noted he had suggested to the new owners to apply to the ZBA prior to purchasing the property. They want to have a business to repair automobiles on the property. The ZBA granted a variance allowing them to conduct the business. One of the conditions is that they have to come before the Planning Board to obtain site plan approval.

Cheryl noted that abutters spoke regarding the application but that the owners did not have a chance to rebut the abutters. Kathy noted that the partner contacted her and will be sending information for the next meeting.

Discussion – Maintenance Bond Language

Kathy noted at the last meeting she had boiler plate language for the bond. She spoke with Matt Monahan with Kathy passing out suggested language with Matt's suggestions.

Scott clarified that he would not want the Town to be responsible to do the repairs. Cheryl asked who would be determining what repairs would be required. It was discussed it would be a discussion between the Town and the developer with input from the Town Engineer.

Suggestions of wording to be included were discussed. Cheryl noted that she had told the Board of Selectmen she would have a Maintenance Bond by next Monday.

Cheryl will complete a draft document for Board review. It will also be forwarded to Town Counsel.

Discussion – Windsor Drive

Scott noted that David Smith had contacted him. Scott noted that the Town Engineer and he met with Mr. Smith and his engineer, Mr. Berry. He discussed that the base coat is more pliable than the top coat. Scott noted that they are going to core the road as no one can guarantee the depth of the pavement. Scott had a punch list to have completed. Scott noted that he did not have anything to do with the dry hydrant on North Road. It was discussed a letter has been to the Fire Department to check the dry hydrant.

Discussion – Hawker's Permit

Kathy gave the Board members information regarding Hawkers and Peddlers. She noted that Matt Monahan is also reviewing information regarding ordinances in other Towns. Kathy explained to Dan what created the issues, which was a hawker setting up and selling items on the Lawderdale Trust property.

Cheryl noted that part of the issue was that the person came into the office asking Dawn questions and she was not able to respond as what the Town requires.

Jay noted that there are Yard Sales Ordinances. He noted that his concern was people walking through neighborhoods selling items.

Cheryl reviewed the definition of a Hawker from the information Kathy had given the Board. Kathy noted that it has come to light in the last few months that we need to have our regulations more defined.

Administrative Session

Minutes

Minutes of September 11, 2019

The minutes of September 11, 2019 were reviewed and amended.

Dan motioned to approve the minutes of September 11, 2019 as amended, Cheryl seconded the motion. The motion passed with one abstention.

Mail

There was no mail.

Old/New Business

Kathy adjourned the meeting at 7:40 PM.

Respectfully Submitted,

Betsy Bosiak
Recording Secretary