

TOWN OF EPSOM
PLANNING BOARD
940 SUNCOOK VALLEY HIGHWAY
EPSOM TOWN OFFICES
OCTOBER 9, 2019
6:30 PM

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

Not in Attendance: Kathy DesRoches, Chairman; Sharon Burnston

Other Attendees: Sam Morton; Lisa Gately; Ronald Hutchins; Ambria Doya; Jogo Da Silveira

Mike opened the meeting at 6:30 PM.

Mike appointed Betsy to sit in for Kathy and Jay to sit in for Sharon who were not present.

**Discussion – Spike Horn, LLC (Getaway) – 76 Mountain Road – Septic System Discussion
– Tax Map R 09, Lot 29**

Sam Morton introduced the people present. Ron Hutchins discussed the septic systems that are being installed noting that some units are connected to the old septic systems previously used for the campground.

Mr. Hutchins noted that they are adding three new systems. Joe asked the type of systems. Mr. Hutchins noted that some are gravity and some have injection pumps.

Joe asked if these systems were designed for the existing units or would additional units be able to connect. Mr. Hutchins noted that they are designed just for the existing units but the larger system could handle one or two more units. Mr. Hutchins discussed the overall site plan and the system locations.

Betsy asked if the sites are connected to water lines or to the tanks. Sam explained that they have direct feeds to each unit.

The Board was given copies of the plans for the septic systems. It was discussed that they are addressing issues with the guests trespassing on private property.

Discussion – Cobblestone Properties of Epsom, LLC – Gauthier Drive - Maintenance Agreement – Tax Map 08, Lot 82

Cheryl discussed what has occurred regarding the Maintenance Agreement. Cheryl noted that the Planning Board did not have to create a maintenance bond agreement, but that it would be completed by the developer. She noted the developer's attorney will be obtaining the Maintenance Bond. Mike signed the letter to forward to Cobblestone Properties of Epsom, LLC.

Discussion - Jogo DaSilveira – 1647 Dover Road – Tire Installation – Tax Map U 04, Lot 4

Mike noted that Mr. DaSilveira applied to the ZBA and received a variance allowing for the business. Ms. Doya discussed that they are proposing to have a business changing tires in the building previously used as a shop. There would be no tires outside the building. She discussed a site plan they had drawn for the property.

Dan asked how far the building was from the road. It is approximately 45 feet from Dover Road. Dan asked if they would be using a lift, it was noted just jacks.

Jay asked who would be taking the old tires, there is a company that will take them off the property.

Mike noted they would have to go to a public hearing before the Planning Board. The site with the driveway was discussed. They will complete an application for the Board.

Administrative Session

Minutes

Minutes of September 25, 2019

The minutes of September 25, 2019 were reviewed.

Dan motioned to approve the minutes of September 25, 2019; Cheryl seconded the motion. The motion passed.

Mail

Mike reviewed the mail which included ZBA approvals and the list of the positions to be filled in March.

Old/New Business

Cheryl discussed that the committee to review and update the applications, etc. They have not begun their work to date.

Mike adjourned the meeting at 7:45 PM.

Respectfully Submitted,

Betsy Bosiak
Recording Secretary