

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
OCTOBER 23, 2019  
6:30 PM

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

**Not in Attendance:** Joe Harnois

**Other Attendees:** Scott Elliott

Kathy opened the meeting at 6:30 PM.

**Discussion – Windsor and Wimbledon Drives**

Scott Elliott noted that the roads were cored with the finding that the base coat has 2 inches of base paving. Scott noted that the developer would like to put down a top coat, but it depends upon the temperature of the base coat; it has to be over 50 degrees.

Scott noted that it has been suggested that with a multi-phased development the road not be accepted until all phases of construction are completed.

Cheryl noted that a resident had contacted her regarding snow plowing on the roads. She told the resident that there were no plans to accept the roads at this time.

**Discussion – Gauthier Drive**

Kathy noted that it took about two weeks to receive the maintenance bond from the developer's attorney. Cheryl noted that the developer's attorney had contacted her asking when the original bond would be released. She noted it might be at the October 28 Board of Selectmen meeting.

Kathy noted she had met with the Board of Selectmen for the budget presentation.

Kathy noted that per RSA 674:39 the Planning Board can put in language that developments that are not constructed within a certain period of time would have to be resubmitted for Planning Board reapproval. She did note the RSA also had other requirements. Kathy will coordinate with the Regional Planning Commission.

**Forms Audit**

Cheryl noted that Dawn has given Matt the information from the office. She noted that they will be meeting November 21<sup>st</sup> to begin the audit process.

Cheryl noted that the Highway Department has requested to take materials from the existing former Care Pharmacy building for use at the Highway Department.

## **Minutes**

### **Minutes of October 9, 2019**

The minutes of October 9, 2019 were reviewed and amended.

Kathy discussed she had spoken with Mr. DaSilveira and Ms. Doyle indicating they should complete the interest form and draw up a plan for submission to her.

**Cheryl motioned to approve the minutes of October 9, 2019 as amended, Dan seconded the motion. The motion passed with one abstention.**

## **Mail**

There were two driveway permits approved by the New Hampshire Department of Transportation for the Lawderdale property (U 05, Lots 51 and 52).

There was a ZBA decision for a property on Sleepy Hollow Road.

## **Old/New Business**

The Planning Board budget and an increase in The Secretary's salary was discussed. The Board determined to increase the salary by \$15.00/meeting.

Dan asked if a property owner wanted to use their property as an Airbnb, do we have regulations. It was discussed with Dan suggesting one client per residence if used as a short-term rental.

Kathy adjourned the meeting at 7:53 PM.

Respectfully Submitted,

Betsy Bosiak  
Recording Secretary

