

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
APRIL 29, 2019  
6:30 PM

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

**Not in Attendance:** Dan McGuire; Sharon Burnston

**Other Attendees:** Attorney Simon Leeming; Joe Wichert; Dan Weldon; Scott Elliott

Kathy opened the meeting at 6:35 PM.

**Discussion – Five Lot Subdivision – Attorney Simon Leeming – Old Turnpike Road - Tax Map U 02, Lot 08 – Revise from a three-lot approved subdivision to a five-lot subdivision**

This meeting was a site walk to view the property on Old Turnpike Road.

Scott informed the Board that he and Mr. Weldon had reviewed the proposed revisions. Mr. Weldon is willing to do work on the road and the sides of the road that Scott would like completed. This included removing trees, repairing drainage along Lot 1 and removing some trees at the beginning of the road. They have spoken with the owner of that property, Nancy Yeaton, and she is agreeable to the trees being removed. Scott would like a drainage easement for lot 1 that Betsy will draft.

The driveway for proposed Lot 4 was discussed with Dan noting the grade would be 8% or less.

The existing berm at the end of the road was reviewed. It was determined to have the berm moved about 20 feet toward the bridge.

Joe Wichert noted waivers would be required for lots 1 and 5 for the contiguous buildable area. Joe discussed that this regulation should be for virgin land and this was a gravel pit in the past with little virgin land. Joe Harnois discussed that there is only so much land remaining in New Hampshire.

Joe Wichert discussed that Lot 5 had been dropped approximately 6 feet at the road.

It was also discussed that this was now a major subdivision, but Dan is completing road work as requested by the Road Agent.

Kathy adjourned the meeting at 7:55 PM.

Respectfully submitted,

Betsy Bosiak,  
Recording Secretary