

TOWN OF EPSOM
PLANNING BOARD
940 SUNCOOK VALLEY HIGHWAY
EPSOM TOWN OFFICES
MARCH 13, 2019
6:30 PM

In Attendance: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Sharon Burnston; Hugh Curley, Selectmen's Representative; Joe Harnois; Dan McGuire; Kyle Hoisington; Betsy Bosiak, Alternate

Not in Attendance: Sean Heichlinger, Alternate

Other Attendees: Wayne Morrill; Katie Carleton; Eli Carleton; Ethan Ash; Deb Sargent; Cheryl Gilpatrick

Kathy opened the meeting at 6:30 PM.

**Discussion – Conceptual Commercial Development – Jones & Beach Engineering
(Wayne Morrill) – 1912 Dover Road – Tax Map U 05, Lots 51 & 52**

Wayne Morrill was present to represent the landowner and the plan for the property.

The plan is to raze the existing building and construct a new building with retail and storage space. They have reviewed the regulations and are concerned with the stacking for a potential coffee shop. He noted that they could stack 18 cars on one side and 13 cars on the other side of the proposed coffee shop when the retail space is not open. They can stack 11 cars when the retail business is open.

Dan asked if it was the same Aroma Joe's that came before the Board previously. It was noted it is, but in a slightly different location.

Mr. Morrill noted there would be no retaining walls in this proposal. There would be two uses that would share parking, driveways, etc.

Sharon asked the name of the retail user. It was determined it was not necessary at this time for the Board to know.

Kathy asked about the setbacks, Mr. Morrill noted them indicating the buildings meet all setbacks.

Sharon asked the traffic count; Mr. Morrill indicated that they are having a traffic study completed for NHDOT.

The driveways were discussed with Mr. Morrill, he noted that they would have one near the restaurant on Route 28 and one on the traffic circle.

The access as proposed was discussed, it was noted that each access would be 12 feet wide with a 2-foot rumble strip in the middle of the circle driveway.

Mike asked about dumpsters, Mr. Morrill noted the locations of the dumpsters.

Betsy asked if they had snow storage areas, at this time they do not, but would have them when they returned with the final plan.

Mr. Morrill noted next week they would complete the test holes, etc. Mr. Morrill noted that the next time they return he would have the client that would be in the retail space attend the meeting.

Joe was concerned if the stacking would work so that cars would not back up into the circle. Mr. Morrill noted the traffic patterns would be well marked to avoid that from happening.

Mr. Morrill discussed the loading areas for each site noting that a loading dock would not be constructed for the retail space.

Mr. Morrill noted the buildings would be New England style.

If they have to go to the Zoning Board was discussed with Jay to research and speak with Glen.

Old/New Business

Matt Monahan from Central New Hampshire Regional Planning Commission met with the Board to discuss the Housing Chapter for the Master Plan. He wanted feedback from the Board.

The first item Matt wanted to discuss was the mission statement.

Joe has reviewed the information. He asked how this was similar to the neighboring towns. Matt noted that a few of the components were similar. Joe felt there was not enough deviation from our neighbors. Matt noted that the housing assessment was a big part of each town's need. He noted that people at the visioning session wanted to keep the rural character of Epsom. Matt discussed information from the other towns with similar needs.

Joe noted in reality we are struggling with what are the housing needs. Matt noted when the regional plan was completed, they talked to many different groups and what type of housing each discussed. They visited senior citizens, schools and other local groups for input.

Sharon asked why Joe was looking for differences of housing. Joe noted he knew both sides and he was looking to see where Epsom was in respect to housing. He noted we are similar to the towns around us which creates a problem as Epsom is not unique. Sharon felt we were in a good spot.

Matt thought we were okay with a few changes. One being cluster housing. The other piece is around work force housing. One option was work force zoning, fair share analysis, see how your zoning is functioning. Matt noted the third item would be a lengthy discussion on the results.

Sharon noted discussions we had regarding a village district. Matt thought that should be in the land use chapter. Sharon felt a village district is one way to accomplish work force housing.

Betsy noted that Epsom had over 250 units of senior (50 over 62) with the remaining for over 55. Betsy also noted that Epsom was second to Allentown in the number of mobile homes it had.

Matt noted the regional housing trends were available. Kathy indicated a link to that information would be good.

Matt discussed the building permit data. He noted that single family homes dominated the region. Discussion occurred as to what was considered a bedroom. It was also discussed that a segment of the population was unable to afford houses.

Joe asked if the housing stock available was what people wanted and is it affordable? Joe noted the report does not provide a solution to the problems. Mike felt that there are not enough rental properties in Epsom; others agreed with him.

Matt noted he needed to add another note regarding affordability. Matt noted when talking affordability, we were not just discussing work force housing.

Sharon asked about first home buyers and last home buyers. Jay asked if smaller sized lots in certain areas would help. Joe noted it would only create more lots, not necessarily work force housing. Joe also wondered if Epsom was a market for the 25 to 35 age group.

Matt noted that the groups who constructed work force housing used urban areas.

Hugh and Jay discussed the residents in the mobile home parks. Also discussed was the residents of one park are working to purchase it as a cooperative (this park is for people over 55 years of age only).

Matt noted that Epsom has a low rate of rental properties and duplexes. Hugh asked the differences between a duplex and ADU. Matt thought the Town should consider something for multi-family units. Matt noted that to make people accept them depends upon what they look like. Matt noted that in other towns before they started writing new ordinances, they looked at the existing data.

Kathy noted that as part of the visioning session she heard people say they wanted walkable communities. Matt noted that the voters had to make that call. Matt will create a section to discuss affordability and access. Matt noted that for zoning changes people only have the two public hearings with no further communication about the ordinances. He explained the Board should hold informational sessions for the proposed zoning changes to obtain voter input.

A Town developed a newsletter to explain the warrant articles would be helpful as Epsom is a SB 2 Town. Matt noted that front loading warrant articles and having workshops to give people information is effective and having the residences understand why something is being proposed.

Kathy asked Matt if he had what he needed for taking the next step. Matt thought he did at this time. Matt will complete revisions and return to the Board at a future meeting.

Election of Officers

Dan nominated Kathy as Chairman; Mike seconded the motion. The motion passed. Dan nominated Mike as Vice Chairman; Joe seconded the motion. The motion passed.

Kathy appointed Mike as the Planning Board's representative to the Zoning Board of Adjustment.

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Kathy noted that Kyle has resigned as he has moved out of town.

Betsy discussed an e-mail she received today from Scott Frankiewicz regarding the David Pelletier subdivision. NHDOT has only issued one driveway permit. A shared driveway will have to be constructed. Scott asked if they should return to the Board. There was a consensus they should return with the revised plan. Betsy will notify Scott.

Old Business

Mike noted the Wedding Venue application before the ZBA was withdrawn.

Administrative Session

Minutes

Minutes of February 13, 2019

The minutes of February 13, 2019 were reviewed and amended.

Dan motioned to approve the minutes of February 13, 2019 as amended, Mike seconded the motion. The motion passed.

Mail

There was no mail.

Kathy adjourned the meeting at 8:14 PM.

Respectfully submitted,

Betsy Bosiak
Recording Secretary