

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
APRIL 10, 2019  
6:30 PM

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

**Not in Attendance:** Mike Hoisington, Vice Chairman; Dan McGuire; Sean Heichlinger, Alternate

**Other Attendees:** Michael Tardiff; Jon Rokeh; Alan Johnson; Scott Frankiewicz

Kathy opened the meeting at 6:30 PM.

Kathy appointed Jay and Betsy to sit in for Mike and Dan.

**Public Hearing – Self-Storage Facility – Rokeh Consulting, LLC (Representing Alan Johnson) – Gauthier Drive – Tax Map U 08, Lot 82-3**

Jon Rokeh reviewed the plan for the proposed self-storage units. He noted that they were the first application under the newly approved zoning revision. There will be video surveillance for the entire site as well as an on-site apartment for a manager. Jon noted the landscaping to be completed as well as the natural growth to remain on the site.

Kathy asked where they anticipated putting the well and septic. Jon noted it was on the landscaping sheet of the plans.

Betsy asked about the proposed RV storage building, Jon noted that they were unable to construct that due to wetland issues.

Sharon asked if it was just one owner; Jon noted that it will be one owner. Sharon asked if there was a need for more units, Jon discussed the need.

Betsy asked about the roof pitch, 4/12 with the office building a stick build.

Sharon asked about snow storage, Jon noted there is storage around the outer perimeter. It was also noted that it would not bother neighbors.

**Joe motioned to approve the storage facility as presented, Jay seconded the motion. The motion passed.**

## **Scott Frankiewicz - Tax Map U 10, Lot 41**

Scott noted that he came in February for the two-lot subdivision. One driveway did not meet the snow height for DOT. Therefore, they had to create a shared driveway. Scott discussed the plan with the Board.

**Jay motioned to approve the shared driveway for Tax map U 10, Lot 41; Sharon seconded the motion. The motion passed.**

## **Discussion – Master Plan – Land Use Chapter - Michael Tardiff – Central New Hampshire Regional Planning Commission**

Mr. Tardiff gave the Board revisions completed for the Housing Chapter. He discussed some of the issues that have been addressed. Mr. Tardiff also noted that smaller houses are being constructed and cluster development. Sharon spoke of people who want to have a 2-acre lot.

Mr. Tardiff noted in the Land Use Chapter that it is stated that the Town is trying to attract younger families. Mr. Tardiff also spoke of the changing demographics.

Mike noted that the housing chapter leads to land use and economic development. Mr. Tardiff noted the discussion of the transfer of development rights. He noted it was something that could be pursued.

Mr. Tardiff brought up the potential of the expansion of the R/C zone south on Route 28.

Mr. Tardiff noted that the bids for the water line expansion have been approved. Aquifer protection was discussed with it being noted that the aquifer is in the area between Route 4 west and Route 28 north.

Mr. Tardiff noted that the concept of having one-acre lots in the water district area including Gaboro and Black Hall Roads.

Mr. Tardiff discussed that there is a case for the Route 4 corridor study. Mr. Tardiff thought there were ways to move traffic to make it less severe.

Mike thought the light commercial zone could be tweaked. Betsy discussed that the Board had attempted to have the commercial zone to the Pembroke line along Route 28 with it failing a vote at the March meeting. They created a light commercial zone and following an expansion of the commercial zone to the north end of Elkins Drive.

Sharon asked if there was anything the Board could do to encourage businesses that Epsom residents could find useful.

Cheryl discussed some ideas that the Economic Development Committee was doing to be proactive.

**Discussion – Metal Disposal Containers – Kristen Gianotis – 1782 Dover Road –  
Tax Map U 05, Lot 84**

Betsy noted she had called speaking with Phil to let them know this would be on the agenda tonight. She told him this item would be on the agenda tonight, no one was present.

Jay is concerned that they are accepting metals from the general public. Joe noted if they were getting help from their customers, he did not have an issue. Joe was more concerns with the other containers on site. He felt there should be an updated site plan if those dumpsters will be there for a long period of time.

It was determined that as the metal dumpster was to be removed at the end of the week, Jay would monitor the situation.

**Discussion – Traffic Count Submission**

**Lot Merger Application – MJM Realty Trust – Lake View Road – Tax Map U 19,  
Lot 8 & Tax Map U 19, Lot 9**

Jay noted she went to the ZBA and obtained approvals. One of the conditions was the lot merger.

**Sharon moved to approve the lot merger for Tax Map U 19 Lots 8 and 9; Joe seconded the motion. The motion passed.**

**Lot Merger Application – Barry T. Angelone & Irene R. Angelone – Oak Road –  
Tax Map U 01, Lot 51 & Tax Map U 01, Lot 57**

There was no discussion regarding this lot merger.

**Jay motioned to approve the lot merger for Tax Map U 01, Lots 51 and 57; Joe seconded the motion. The motion passed.**

**Lot Merger Application – Barry T. Angelone & Irene R. Angelone – Oak Road –  
Tax Map U 01, Lot 66 & Tax Map U 01, Lot 67**

There was no discussion regarding this lot merger.

**Jay motioned to approve the lot merger for Tax Map U 01, Lots 66 and 67; Joe seconded the motion. The motion passed.**

**Administrative Session**

**Minutes**

The Board delayed approving the minutes of March 13, 2019 until the next meeting.

**Mail**

There was no mail except the budget; Kathy had some questions that she will send to Nancy for a response.

**Old/New Business**

Jay discussed issues at the Paintball site as they are not in compliance with their approvals. He will have more information at the next meeting.

Kathy reminded members to register for the Annual Conference on June 1<sup>st</sup>.

Kathy adjourned the meeting at 8:30 PM.

Respectfully submitted,

Betsy Bosiak  
Recording Secretary