TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

JULY 11, 2018

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**: Tim Bernier; Dan Cotnoir; Peter Marston; Sam Marston

Kathy opened the meeting at 6:31 PM.

**Public Hearing Continued – Three Lot Subdivision – Robert A. Hutchins – 144 Mountain**

**Road – Tax Map R 15, Lot 34 & Tax Map R 15, Lot 38**

Mr. Bernier reviewed the proposal for the subdivision. He noted that a lot line adjustment was approved at the first meeting, June 23, 2018.

Mr. Bernier noted that at the first meeting the Board had some concerns. He discussed that the Road Agent installed a culvert to prevent drainage from going back into the right of way. He discussed the course for the drainage. The culvert will be under the proposed driveway, but in, not at the road side.

Dan verified that the slope of the road is downhill in this area. He asked to identify the building area on the plans, Mr. Bernier described it.

Kathy confirmed they were looking for approvals for Lots 38-2 and 38-3. The frontage of the lots was reviewed.

Hugh noted that he had spoken with the Road Agent and due to his relationship with the applicant the driveways, etc. that require inspections will be completed by the Deerfield Road Agent.

Mike confirmed the driveway would meet the proper slopes

**Hugh motioned to close the public hearing, Mike seconded the motion. The motion passed.**

Jay noted that this was a good way to clean up a violation as the town had gone to court in the 1990’s regarding the situation. He noted that the bond will be a help to be sure the area is cleaned.

Kathy noted that we have received the State Subdivision Approval.

**Dan motioned to approve the subdivision, Jay seconded the motion. The motion passed.**

**Inquiry Request – Farm Stand – Marston Brothers Holdings, LLC – Dover Road –**

**U 05, Lot 60**

Sam Marston reviewed the proposal for the farm stand. They noted that the curb cut was a State approved. Peter proposed to put a mobile farm stand on site. Signage was discussed with Peter noting that he would have a removable sign that would be taken in each day the stand was open.

Sharon asked about issues with erosion on the driveway with more traffic, Sam noted then they would have to maintain the driveway. Hugh’s concern is left turns out. Kathy asked the hours of operation; Spring to Fall. Peter would be selling any product that they produce on the farm. He would be operating during day light hours.

Hugh felt people should be directed to turn right, go to the traffic circle to continue east.

Sharon was concerned with driver distraction. Peter noted he would add directional signage.

Sharon asked if they needed to get approval from the State for use of the driveway. The Marstons reiterated it was already a curb cut for agricultural use which this was.

The Board had no objections to the farm stand.

**Minutes of JUNE 27, 2018**

The minutes of June 27, 2018 were reviewed and amended.

**Mike motioned to approve the minutes of June 27, 2018 as amended, Joe seconded the motion. The motion passed.**

**Mail**

**Old/New Business**

**Sharon moved to adjourn, Hugh seconded the motion. The motion passed.**

Kathy adjourned the meeting at 7:18 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary