TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

MARCH 14, 2018

6:30 PM

**In Attendance**: Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Joe Harnois; Betsy Bosiak, Alternate

**Not in Attendance**: Hugh Curley, Selectmen’s Representative; Dan McGuire; John Keane, Alternate; Sean Heichlinger, Alternate; Sharon Burnston; John Hickey

**Other Attendees**: Jim Cranston, Bohler Engineering representing McDonald’s

Kathy opened the meeting at 6:30 PM.

Kathy appointed Betsy to sit in for Dan.

**Discussion – Non-Residential Site Plan Revision – McDonald’s of Epsom – 1881 Dover**

 **Road – Tax Map U 05, Lot 11**

Mr**.** Cranston discussed the renovations that McDonald’s would like to complete to modernize the building and site. New digital signs placed for people ordering from the drive through were discussed. Mr. Cranston questioned how the digital sign could be approved. He was told that they would have to go to the Zoning Board. He reviewed the plans for the parking and other outside renovations. The number of parking spaces will not change.

Joe discussed issues with the rear parking area that is unpaved today. Mr. Cranston noted those issues would have to be addressed by the franchise owner.

In a discussion regarding the building exterior Mr. Cranston noted that the new color scheme would be a two tone gray. He noted that current site has three signs; the proposed site would also have three signs. Kathy asked if the plantings would be removed. Mr. Cranston noted that they would remain.

The canopy for the drive through was reviewed. It was noted that the new canopy would be 110 inches high.

The existing Planning Board file for McDonald’s was reviewed.

The Board determined that they would not have to return to the Board for the proposed renovations. They would have to go to the Zoning Board for the digital signs.

Any interior wall revisions would have to be approved by the Fire Department.

**Mike motioned to approve the new canopy, building renovations, improved parking and updates to meet ADA compliance, pending Zoning approval for wall signage and menu board; Joe seconded the motion. The motion passed.**

**Administrative Session**

**Minutes**

**Minutes of February 28, 2018**

The minutes of February 28, 2018 will be reviewed at the next meeting.

**Mail**

The March/April Town & City was received.

**Old/New Business**

Kathy adjourned the meeting at 7:28 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary