TOWN OF EPSOM

PLANNING BOARD

940 SUNCOOK VALLEY HIGHWAY

EPSOM TOWN OFFICES

JANUARY 24, 2017

6:30 PM

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

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

**Other Attendees**: Ronald Powers

Kathy opened the meeting at 6:35 PM.

Kathy opened the public hearings.

**Discussion – Lot Line Adjustment – Ronald Powers (owner: Agnes Stevens) – Chestnut**

 **Pond Road - Tax Map U 19, Lot 5-2 and Tax Map U 19, Lot 5-3**

Mr. Powers noted that they would like to complete a lot line adjustment between his property and the Agnes Stevenson property.

Mr. Powers explained the proposed plan that they want to separate 2.393 acres with Mrs. Stevenson’s house and annex the remaining 20 acres to Mr. Powers property. Mr. Powers noted that Mrs. Stevenson owns the underlying interest in Lake View Road. This will be transferred with the property to him.

Joe asked if this property had access to Chestnut Pond. It was determined only via the boat ramp on Chestnut Pond Road. Mr. Powers noted a test pit for a replacement septic system was completed but he has not received the State approval to date.

**Administrative Session**

**Minutes**

**Minutes of January 10, 2018**

The minutes of January 10, 2018 were reviewed and amended.

**Mike motioned to approve the minutes of January 10, 2018 as amended, Dan seconded the motion. The motion passed.**

**Public Hearing – Potential Subdivision Requirement Revision – Re: Quorum Required**

 **to conduct Planning Board Meeting**

**Mike motioned to approve the revision to the Subdivision Regulations; Dan seconded the motion. The motion passed.**

**Public Hearing - Potential Zoning Revisions for March Voting**

After discussion the Board determined to only go forward with the Accessory Dwelling Units revisions.

**Mike motioned to present the Zoning Revision #1 (Accessory Dwelling Units) to the voters, Jay seconded the motion. The motion passed.**

The Board determined that more information was needed before revisions were made ot the sign ordinance.

**Mike motioned to not recommend Amendment 2 to go before the voters, Jay seconded the motion. The motion passed.**

**Mail**

There was no mail for the Board.

**Old/New Business**

There was no Old/New Business before the Board.

Kathy adjourned the meeting at 7:48 PM.

Respectfully submitted,

Betsy Bosiak

Recording Secretary