

TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HIGHWAY  
EPSOM TOWN OFFICES  
MARCH 11, 2020  
6:30 PM

**In Attendance:** Kathy DesRoches, Chairman; Mike Hoisington, Vice Chairman; Cheryl Gilpatrick, Selectmen's Representative; Betsy Bosiak, Alternate

**Not in Attendance:** Dan McGuire; Sharon Burnston; Joe Harnois; Jay Hickey, Alternate

**Other Attendees:** Peter Arvanitis; Matt Monahan; Donald Weaver; Deborah Anderson; Scott Anderson; James Christie; Sarah Christie

Kathy opened the meeting at 6:30 PM.

Kathy appointed Betsy to sit in for Sharon.

**Discussion – Matt Monahan – Central Regional Planning Commission - Audit**

Matt discussed the Epsom Process Questions he had receiving responses from members and Potential Process to Section 4 with the Board.

Matt will potentially return March 25<sup>th</sup>.

**Discussion – Recreational Facility – Peter Arvanitis – Tax Map U 08, Lot 82 – Gauthier Drive**

Peter Arvanitis presented a conceptual plan for a recreational facility on Gauthier Drive. He noted that they will begin with one building and plan for three future buildings.

Mr. Christie discussed they have started a softball league. He noted that children come from various locations in the State. The field would be 100 X 100 yards. It could be used for any outdoor sports. There would be an area with batting cages and other facilities.

They plan to start small and hope to expand in the future. He noted they are a non-profit that would be using the facility. Mr. Christie noted they could also rent out the facility for birthday parties, etc.

Peter noted they plan to keep the initial building under 100,000 square feet. They would like to occupy the building by November 1<sup>st</sup>.

Cheryl noted they would be the first construction in the designated revitalization area. Peter discussed the table of uses and what they would fall under. Kathy will get back to them.

Kathy asked the number of people entering/exiting the site at a time, Mr. Christie noted 30 vehicles per 2-hour span. Discussion as to having outdoor fields also occurred; Mr. Christie stated they are not planned at this time.

**Discussion – Lot Merger – Scott C. & Deborah Anderson – Tax Map U 01, Lot 54 and U 01, Lot 55 – 14 Lake Sites Drive**

Mrs. Anderson noted they purchased two lots at 14 Lake Sites Drive. She noted they would like to combine the two lots and construct a garage and noted they would be having the property surveyed. There is a small area in Northwood also.

Mike asked if the property is year-round or seasonal; it is year-round.

Cheryl noted that Lot 54 is 0.103 of an acre with Lot 55 at 0.156 of an acre. In Northwood they have 0.02 of an acre. The total area of all lots is 0.35 of an acre. It was noted that the roads are private. It was confirmed both lots are in the same name. Mrs. Anderson had copies of the deeds as it had been recorded in both Merrimack and Rockingham Counties.

Mike noted they would have to speak with Jay regarding the construction of the garage to verify if they would have to apply to the ZBA.

**Mike motioned to approve the Voluntary Merger of Map U 01, Lot 54 and U 01, Lot 55, Cheryl seconded the motion. The motion passed.**

**Discussion – Gauthier Drive**

**Cheryl motioned to go into non-public session per RSA 91-A:(e), Mike seconded the motion. The motion passed with a roll call vote: Kathy – aye; Mike – aye; Cheryl – aye; Betsy - aye. The Board went into non-public session at 8:05 PM.**

The Board returned from non-public session at 8:15 PM.

**Mike motioned to come out of non-public and seal the non-public minutes; Cheryl seconded the motion. The motion passed with a roll call vote: Kathy – aye; Mike – aye; Cheryl – aye; Betsy - aye.**

**Mike motioned to release the construction bond for Gauthier Drive upon approval by the Board of Selectmen to accept Gauthier Drive, and it is suggested by the Planning Board, with legal guidance, that a maintenance bond be required for any further development, Betsy seconded the motion. The motion passed with Cheryl absenting.**

**Administrative Session**

**Minutes**

**Minutes of February 26, 2020**

It was determined to review these minutes at the next meeting.

**Mail**

There was no mail.

**Old/New Business**

Cheryl noted the gentleman who presented a proposal for firearms is withdrawing his request.

Kathy asked as to the status of the traffic count requests, Cheryl noted the Police Chief and Road Agent are working on a list.

The Eames Public Hearing was tentatively scheduled for April 8<sup>th</sup>.

Kathy adjourned the meeting at 8:55 PM.

Respectfully Submitted,

Betsy Bosiak  
Recording Secretary