

**TOWN OF EPSOM
PLANNING BOARD
1598 DOVER ROAD
EPSOM NH**

Notice of Planning Board Approval

The planning board met on April 24, 2024, to hear a proposed Minor Subdivision. Nancy Yeaton has applied for Minor Subdivision 318 Old Turnpike Road (R10-1). The proposed minor subdivision is to create two lots.

1. The property is identified in the tax records as Map R10-1 and is in the Residential/ Agricultural Zone.
2. The parent lot is 42.11 acres. The proposed subdivision allows for two lots: 40.05 acres with 591 feet of frontage and 2.07 acres with 201 feet of frontage.
3. Scott Frankiewicz represented Ms. Yeaton at the hearing.
4. Two waivers were requested.
 - a. Subdivision regulation 4.2.2 (b) and Section 6.1.3 (b) refer to surveying. The applicant requested to use online data (GRANIT, NH Statewide GIS) instead of a physical topographic and wetland survey. The boundary, topographic, and wetland surveys were performed to prove the buildable area.
5. One abutter, Bill McBride, was present but didn't speak for or against the subdivision.

The waivers were approved.

Betsy Bosiak motioned to approve the subdivision with the following conditions. Dan McGuire seconded the motion.

- The subdivision receives approval from NHDES.

The subdivision was unanimously approved.

Date: April 30, 2024

K. DesRoches

Kathy L. DesRoches, EDD Chair of the Planning Board

Any person aggrieved by this decision may appeal pursuant to RSA 677:15 and/or RSA 675:5 within 30 days of the decision's date.