

**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. Scott MacNevin Family Trust has applied for a Minor Subdivision on North Road (Tax Map R14, Lot 2). The proposed minor subdivision is to create two lots.

1. The property is identified in the tax records as Map R14, Lot 2, and is in the Residential/ Agricultural Zone.
2. The parent lot is 68 acres. The proposed subdivision allows for two lots: 12 acres with 200 feet of frontage and 56 acres with 477 feet of frontage.
3. Scott Frankiewicz represented Scott MacNevin Family Trust 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. No abutters were present at the meeting.

The waivers were approved.

C Gilpatrick motioned to approve the subdivision with the following conditions. A Quimby seconded.

- There is one acre of contiguous buildable land on both lots.

The subdivision was unanimously approved.

Date: May 1, 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.