

**TOWN OF EPSOM  
PLANNING BOARD  
940 SUNCOOK VALLEY HWY  
PO BOX 10  
EPSOM, NH 03234**

Revised (3/28/22) NOTICE OF PLANNING BOARD APPROVAL

On March 9, 2022, after duly noticed public hearing(s), the Planning Board voted to APPROVE the Plan for a 2-lot subdivision submitted to the Board by James Smith, 469 Suncook Valley Highway, U15-21

The following waiver was requested and approved.

- Waiver to 6.1 3s which requires 2-foot Topography Contours on the entire parcel due to the size of the parcel.

The following conditions were placed:

- The Locus on the plans must be revised to match the overall map.
- • The zoning on the plans must reflect the accurate zoning of Residential Light Commercial in this zone.
- • The acreage of the lot must match the conditions in the field.
- • The leachfield could not be located at the time of subdivision approval, if it is found on the 37 acre lot, then a redesign must be submitted to the Town. Test pits are located on the plans for future reference if the septic must be relocated.
- • Set monuments before submitting mylars.

 \_\_\_\_\_, Planning Board Chair