

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

May 17, 2021

Cobblestone Properties of Epsom, LLC  
PO Box 984  
Epsom, NH 03234

**NOTICE OF PLANNING BOARD APPROVAL**

On May 12, 2021, after a duly noticed public hearing, the Planning Board voted to **APPROVE** the Plan for a Non-Residential Site Plan submitted to the Board May 12, 2021 on property located on Gauthier Drive, Tax Map U 08, Lot 82-3 and Zoning District Residential/Commercial with the following conditions:

- Dimensions of the building between Main Center & gym
- New updated plans with final condition
- Sign plans & Application
- Add Approval Block to the final plans
- Add Bollards for propane tank
- Move snow storage area away from Propane Tank
- Selectman Approval of Road Bond
- Septic Approval
- Comply with town inspection of site by Town's Engineer at decision points & provide escrow for inspections.
- Apply for a new driveway application.
- Add wall packs around the outside of the building (standard & emergency power)

Sincerely,

  
Kathy DesRoches  
Planning Board Chairman

cc: Town of Epsom Board of Selectmen  
Town of Epsom ZBA  
Town of Epsom Zoning Compliance Officer  
Adair Koralski