

**THURSDAY MAY 11, 2023  
TOWN OF EPPING, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
EPPING TOWN HALL**

**CONVENE:** 6:00 P.M.

**PRESENT** – Michael Vose, Mike Sudak, Heather Clark; Alternate Dave Reinhold; Selectboard Alternate Representative Joe Trombley; Secretary Phyllis McDonough.

**CALL TO ORDER:** Chairman Vose called the meeting to order at 6:00 and appointed Reinhold to sit in for Morrison.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROBERTS RULES:** Chairman Vose explained the Board will follow Roberts Rules during the meeting. He expressed how important it is to follow those rules as to keep the meeting in order, and so not to confuse anyone with multiple conversations at one time. He requested that the members address the Chairman before speaking.

**ENHR REALTY DEVELOPMENT TRUST (Kathryn Williams Trustee)** – Chairman Vose read notice of a two-lot subdivision, regarding a Two-Lot Subdivision application. The proposal includes subdividing a 2.09-acre parcel from the parent lot in the High-Density Residential Zone. Parcel is located at 277 Main Street, Tax Map 022 Lot 082.

Clark moved Sudak seconded the motion to accept the plan. The motion carried.

Scott Cole from Beals Associates came before the Board to explain the request for a two-lot subdivision consisting of 2.9 Acres off of an 18-1/2-acre parcel, with no wetlands, leaving 16.49 acres on the parent parcel; in addition to that there will be approximately 470 feet of frontage on Elm Street. He explained the parent parcel is divided by two zones, High Density Residential and Rural Residential, leaving the proposed lot in the High-Density Residential zone. Provided is a proposed septic and well; test pits have been done.

Reinhold asked if they looked into hooking up to water from the main house. Cole explained Christian from their office spoke with Koch and it was recommended the well be shown on the plan in the event that it can be done.

Selectman Trombley asked about the location of the structure. Cole stated there is no location set at this time.

The Chairman opened the public hearing. As there were no public questions or comments, the Chairman closed the public hearing.

Clark moved Sudak seconded the motion to approve with conditions placed by the town planner. The motion carried.

**MINUTES OF 4/13/2023 FOR APPROVAL & SIGNATURE** – Clark moved Sudak seconded the motion to approve the minutes. The motion carried.

**INVOICE FROM TIGHE & BOND – LAYDOWN YARD \$530** – Clark moved Reinhold seconded the motion to approve payment of \$530 to Tighe & Bond. The motion carried 4-0-1 Selectman Trombley abstained.

**ADJOURNMENT** – Clark moved Sudak seconded the motion to adjourn at 6:25pm. The motion carried unanimously.

**NOTE: THE NEXT MEETING DATE IS JUNE 8, 2023 at 6:00 p.m.**

Respectively Submitted,

Phyllis McDonough