

**Town of Epsom  
Zoning Board of Adjustment  
7/20/11**

**In Attendance:** Glenn Horner, Chairman; Rick Belanger, Vice Chairman; George Carlson; Alan Quimby; Mike Hoisington, Alternate; Mark Riedel; Darlene Phelps  
Recording Secretary

**Not in Attendance:** John Dodge, Planning Board Liaison;

**Also in Attendance:** Andrew Ramsdell; Bill Dodge; Dorothy Dodge; John Hickey; Barry Arseneau; Ronald Powers; Norm Yeaton; Miriam Cahill-Yeaton; Geraldine Paquette; Sharon Tower

**7:00 PM** Glenn opened the meeting and introduced the members of the board. The members sitting in for this meeting tonight are Ricky, George, Glenn, Alan and Mike. The minutes of 6/29/11 were reviewed. Alan made a motion to approve the minutes as amended. Mike seconded the motion. All in favor. Mark abstained.

**Lawrence and Diane Grayshan have applied for a variance to Article III, Section B [Pre-Existing, Non Conforming Uses], Subsection 7 [Pre-Existing Non-Conforming Seasonal Dwellings] to expand the use of a seasonal dwelling to year round residency on a non-conforming parcel of 0.34 acres with 100 feet of private road frontage. The property is located on Lake View Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-19 as Lot 12.**

Glenn briefly reviewed the application, and that the applicant is not in attendance tonight and has requested a continuance, as he lives in Florida.

Glenn said the applicant has requested that a continued meeting be held on a Tuesday or Thursday, as Wednesdays are inconvenient. However, upon taking a poll of the board, it was determined that Wednesday is the only day that the Board can meet.

Glenn said all certified return receipts have been received back with the exception of Larry & Diane Grayshan and William & Dorothy Dodge. The Dodge's are in attendance tonight.

Jay Hickey, Zoning Compliance Officer, distributed some information for the board members to consider.

Some abutters in attendance are disappointed in the continuance tonight and also are disappointed in the short notice of the meeting, and would like the next meeting to be held as soon as possible. Glenn stated that the law requires only 5 days notice, but does understand that it is a burden on some abutters who live out of state. Glenn also explained the difficulty that the applicant is having getting back to NH from Florida, and has requested a September meeting. After a brief discussion and some comments from the abutters, George made a motion to continue the meeting to Wednesday, August 31, 2011 at 7:00 PM. Glenn stated that this is the only notice the abutters will receive of the continuance and asked them to spread the word to other abutters who were not here tonight.

**7:20 PM Old/New Business:**

There was a brief discussion about future meetings and it was decided that testimony will only be taken from the audience when it is directly related to the case. Glenn also stated that he is going to limit comments from the audience to 2 minutes (unless it is an abutter with new testimony to be provided).

There was also a brief discussion about harassment of ZBA members by former applicants. Glenn is going to follow up with the BOS and the LGC to see what "insulation" there is to protect the board members.

Andrew Ramsdell in here tonight and expressed an interest in perhaps serving as an alternate to the ZBA. George encouraged Andrew to review the Zoning Ordinances, just to familiarize himself with them. Mark noted that the ZBA is looking for fair, even people to serve on the board. Glenn is going to forward some information to Andrew to review (copy of the checklist, etc.), and he can let Glenn know if he would like to proceed with being appointed as an alternate.

7:50 PM Mark made a motion to adjourn. George seconded the motion. All in favor.