

Town of Epsom**Zoning Board of Adjustment
7/15/09**

In attendance: Rick Belanger, Vice Chairman; Alan Quimby; Mark Riedel (Alternate); Pam Hoyt-Denison (Alternate); John Dodge, Planning Board Liaison; Jay Hickey; Darlene Phelps, Recording Secretary

Not in attendance: Glenn Horner, Chairman; George Carlson; Keith Cota, Selectman's Representative

Also in attendance: Paul Zarnowski; Sted Holton; Keith Cota; James Bianco

7:00 PM Rick stated that Glenn is absent tonight and as Vice Chairman will be chairing the meeting tonight. Rick also stated that Mark Riedel will be sitting in for George tonight. He introduced the members of the board, and stated the procedure of the meeting.

Rick stated that the intent of this meeting is to come to a final agreement of the number of lots to be created.

Case 2009-01 (Kings Towne) CONTINUED – James Bianco Jr., representing Kings Towne Mobile Home Park (MHP) L.P., has applied for reconsideration of a prior court settlement pertaining to the development of the MHP which was reached, in part, with Zoning Board of Adjustment approval. Changes to the MHP being sought are as follows:

- **Conversion of seven former residential lots along the Suncook River to non-residential space.**
- **Conversion of non-residential green space on the southwest corner of the MHP to thirteen new residential lots.**
- **Relocation of the existing club house to create one additional residential lot on the club house site.**

The net effect of these changes will be to increase the total number of residential sites in the MHP by seven. Kings Towne MHP is located on the Suncook Valley Highway (Rte 28) and is identified on Epsom Tax Map U16 as Lot 17.

Attorney Bianco stated that the difference between what they have requested and what we have agreed to is one lot. He said they really need that additional lot to help recoup the money they have lost. He said they will not be building that out right away, but would like the ability to do so.

The agreement that the ZBA voted to accept at our 6/16/09 meeting was:

- 1. Create 7 Lots on Queens Lane to replace those lost along the Suncook River.**
- 2. The area along the Suncook River will remain undeveloped green space for passive recreation and contain no septic tanks, buildings, vehicles or any other general storage materials.**
- 3. Add 3 additional lots along Queens Lane.**

4. **Reserve 1 additional lot on Queens Lane for potential replacement of Lot 13 which remains adjacent to the Suncook River.**
5. **The existing mobile home unit on Lot 13 must remain as is and not be replaced. In addition, Lot 13 shall revert to undeveloped green space should residency be discontinued on the lot.**
6. **New lots created are to be as shown on the original "Concept Plan" submitted to the Zoning Board previously numbered 6 through 15 with Lot 5 as the "replacement" lot. In addition, the final plan for these lots shall receive Planning Board approval and be recorded at the Merrimack County Registry of Deeds.**
7. **Maintain the Club House on the current lot.**
8. **Extend Queens Lane to King Street to provide another access to the back (easterly) end of the property.**

Jay said he has a concern with the green space, as there are already a couple of campers parked there. Stedman stated that once this agreement is approved, the property will be converted to green space and there will be nothing parked there. He also agreed to place a sign there that says "No Parking".

Ricky asked if anyone has any more concerns or if anyone has anything they'd like to discuss.

Ricky asked if everyone is still in agreement with the above listed conditions. All members are in agreement.

7:15 PM Old/New Business

John Dodge made a motion to approve the minutes of 6/16/09. Alan seconded the motion. All in favor.

Jay said he has passed out 4 or 5 applications recently. Two have been returned, so we will have some upcoming cases.

7:25 PM Alan made a motion to adjourn. Pam seconded the motion.