

**Town of Epsom
Zoning Board of Adjustment
9/29/10**

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

Not In Attendance: George Carlson; Alan Quimby

Also in Attendance: Greg Foss; Bruce Stevens; Gordon Ellis; Rob Clark; Kathryn Stevens; Jon Clark; Albert Stevens; Bruce Farr

7:05 Glenn opened the meeting and introduced the members of the board. Glenn explained that in the absence of George Carlson & Alan Quimby, Pamela Hoyt-Denison & Mark Riedel will be serving as full voting members on this case. He explained the procedure for the meeting.

The minutes of 8/18/10 were reviewed. Ricky made a motion to approve the minutes as amended. John Dodge seconded the motion. All in favor.

Case 2010-04 (Stevens) - Dave Roberts Stevens has applied for a variance to Article II, Section B [Purpose and Location of Zones], Subsection 3 [Residential/Agricultural Zone] to permit the establishment of a commercial business (landscaping and snow removal) in the Residential/Agricultural district and a variance to Article III, Section G [Residential Single and Multi-Family Residences Requirements], Subsection 1.c [Setbacks] to allow for a 40' x 40' equipment storage and maintenance garage within the property setbacks. The property is located on Jug City Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-16 as Lot 28.

Glenn explained the procedure for the meeting & noted that this Public Hearing was noticed in the Concord Monitor and was posted in two public places and all abutters were notified by certified mail, and all green cards have been returned.

Dave Stevens would like to operate a small landscaping company with 3 trucks and a 40' x 40' storage garage. Addressing the location of the building first, Dave said he wants to be within the setback because it will allow him to be 15' closer to the stone wall and make it easier for the trucks. Glenn asked how moving the building closer to the road will serve the public interest. Al Stevens (Dave's father) indicated it would be easier for delivery trucks.

Rick worked with Dave on a rough site drawing and determined it will not be necessary to encroach on the property setback.

Dave said he intends to have 3 trucks & 2 loaders and a couple of employees. Rick asked him if he plans to grow within the next 10 years. Dave said perhaps he'll have 4 trucks & 2 loaders and maybe 6 employees. Rick explained that when allowing businesses to operate in residential / agricultural areas, it's important that life as usual is not disrupted in the area. Dave plans to run 1 crew of lawn mowing also.

Glenn said he visited the property and it looks like there has been a significant amount of work done on the property already and saw several sanders and the beginning of a building. Dave said he installed the salt/sand shed last year, and that is his equipment. Glenn asked Dave to go over the answers on the application.

John Clark stated that the Town is benefiting by getting tax money from his building, and he's not putting any kids in school. Glenn replied that although the Town will be gaining

tax dollars, this business is in a residential zone. John expressed frustration with the zoning restrictions.

Pam said that she feels the proposal is incomplete and very vague and she has not heard enough evidence to make a decision and said that it is not up to the board to coach the information from the application.

Albert Stevens said that he has lived on Jug City Road his whole life & the area is agricultural and there are plenty of trucks traveling on that road on a daily basis to service the farms in the area.

Glenn asked if there is any public comment in favor of the variance. Being none, Glenn asked if there is anyone in attendance who is opposed. There being none, Glenn asked if anyone would like to make any comment. Kathy Stevens noted that the equipment that is parked on his property isn't always there – during the winter months, most of it is off the property being used. She said she wouldn't see any lights or hear any noise on this property.

Jay said he reviewed the property file and the Bordens lived there in the 1950's. There is no septic design for the house on file. Mrs. Borden operated a day care business out of the house for many years. Jay said Dave Stevens has cleaned the property up significantly - "stuff" on the property that remained from the Bordens. Jay said he has spoken with Dave and discussed the items that need to be cleaned up. Jay suggested that a continuance might be a good idea and he will help Dave complete his proposal to be presented at a later date.

Rick made a motion to continue this public hearing to October 20. John Dodge seconded the motion. All in favor.

8:10 PM Old / New Business

Bruce Farr introduced himself as a ZBA member from Northwood. He is visiting various ZBA meetings in surrounding towns just to gain insight from other boards.

8:20 PM Rick made a motion to adjourn. Mark seconded the motion. All in favor.