

Town of Epsom
Zoning Board of Adjustment
11/3/09

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

Not In Attendance: Alan Quimby; George Carlson

Also In Attendance: Jason Craven; Joe Harnois; Jay Hickey

7:10 PM Glenn called the meeting to order. The minutes of 9/16/09 were reviewed. John made a motion to approve the minutes as amended. Ricky seconded the motion. All in favor.

Glenn explained that the purpose of this meeting is to determine if there is sufficient new evidence to warrant a rehearing of the following case which was denied on 9/16/09:

Case 2009-07 (Harnois) Joseph and Lori Harnois have applied for a variance to Article III, Section G. [Residential Single and Multi-Family Residence Requirements], Subsection 1.b [Building Lots] to permit the construction of a single family residence on a proposed lot with no public road frontage (200 feet required). The property is located on the Suncook Valley Highway within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-11 as Lot 17.

The Board members have previously received a copy of a **Motion for Rehearing** from Mr. Harnois' attorney for review, relative to Hardship. Glenn, Pam & John all voiced their opinion that there is sufficient evidence for a rehearing.

Pam made a motion to rehear the case. John seconded the motion. Rick, John, Pam, Glenn voted in favor. Mark voted against. Motion carried. The Public Hearing has been scheduled for Tuesday, December 1 at 7:00 PM.

7:25 PM Old/New Business

Glenn distributed an article about Unnecessary Hardship and a new Variance Checklist, and there was a brief discussion about other possible applications coming before the board.

7:40 Pam made a motion to adjourn. Mark seconded the motion. All in favor.