

EPSOM BOARD OF ADJUSTMENT
PO BOX 10, EPSOM, NEW HAMPSHIRE 03234

RECORD OF DECISION

Zoning Appeal: Case 2019-07 (S&R Properties LLC - SE)

Applicant & Owner: S&R Properties LLC

Tax Map: U-8 Lot: 89

Zoning District: Residential/Commercial

Notice is hereby given that the appeal submitted by Richard Davis, on behalf of S&R Properties LLC, for a **Special Exception** required by to Article II [Zones and Districts], Section C [Table of Uses], Number 29, [Wholesale, trade, and distribution] to permit the construction of a bulk propane storage (60,000 gallons) facility along with other fuel tanks that will provide a new location for the existing business in town was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, October 2, 2019. The property is located on the Suncook Valley Hwy (Rte 28N) within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U-8 as Lot 89.

The Special Exception was approved with the following conditions:

1. Fuels stored and distributed shall be limited to propane, fuel oil, kerosene, regular diesel and off road diesel. Fuels shall be handled and stored in accordance with all State and Federal regulations.
2. Fuel storage capacity shall be limited to:
 - a. Propane – 60, 000 gallons
 - b. Fuel oil – 50,000 gallons
 - c. Kerosene - 20,000 gallons
 - d. Regular diesel - 20,000 gallons
 - e. Off road diesel - 20,000 gallons
3. Liquid fuel storage tanks shall have secondary containments to collect any spillage.
4. The property shall be used for storage of fuels only. No retail sales are allowed.
5. The proposed new building shall be limited in size to 8000 ft² and be used for truck storage and maintenance of fuel facilities and facility vehicles. This building may also house a small office for the fuel business. A new

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State approved septic system for this building shall be installed and approved by the New Hampshire Dept. of Environmental Services.

6. All lighting installed for the facility shall be downward facing.
7. The existing fuel oil business currently located on New Orchard Road in the Residential/Agricultural zone shall be transferred to the new location approved by this special exception. Further use of the New Orchard Road location for fuel storage will terminate once the new location is fully established.
8. The driveway entrances and fuel storage areas shall be fenced with a lockable gate.
9. Substantial construction of the fuel storage facility shall be completed within 4 years of the date the project was approved by the Zoning Board.
10. The applicant shall proceed to the Planning Board for Non-residential Site Plan Review.

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: October 3, 2019

Note: Any person affected has the right to appeal this decision and/or conditions of the approval. If you wish to appeal the decision, or any conditions contained herein, you must act within a thirty- (30) day period beginning with the next working day after the Zoning Board of Adjustment meeting when the decision was made. The first step, before any appeal can be taken to Superior Court, is to apply to the board of adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.

cc: S&R Properties LLC, 67 River Road, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2019-07 (S&R Properties LLC - SE)