

PUBLIC NOTICE

**EPSOM PLANNING BOARD
NOTICE OF PUBLIC HEARING
2020 ZONING AMENDMENTS
Town of Epsom Zoning Ordinance
JANUARY 8, 2020**

Notice is hereby given the Epsom Planning Board will hold a public hearing on Wednesday, January 8, 2020 beginning at 7:00 PM in the Epsom Town Offices, 940 Suncook Valley Highway, Epsom. The intent of the public hearing is to take public comment regarding the adoption of the following proposed changes to the Town of Epsom Zoning Ordinance.

This is the second public hearing for the following proposed amendments.

Zoning Amendment #1

Are you in favor of the adaption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Applicability of the Ordinances, Article I B 3 to reference the current RSA 674:19 and delete the reference to RSA 574:20?

The purpose of this amendment is to modify wording using RSA 574:20 and include the updated RSA.

Zoning Amendment #3

Are you in favor of the adaption of Amendment #3 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

To amend the Accessory Dwelling Unit provisions, to delete Article III G 1 (e) iv and modify Article III G 1 (e) ix to make provisions for adequate water supply and sewage disposal service as required by RSA 674:72. V as amended?

The purpose is to condense two paragraphs and more accurately identify the State septic requirements for ADUs.

Zoning Amendment #4

Are you in favor of the adaption of Amendment #4 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Accessory Dwelling Unit provisions, Article III G 1 (e) viii that prior to conversion of a single family residence or the construction of an ADU the owner shall obtain a Special Exception as outlined in Article VI E 5?

The purpose is to recognize that planned construction of an ADU requires Special Exception approval whether internal or external to the existing single family residence.

Zoning Amendment #5

Are you in favor of the adaption of Amendment #5 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Accessory Dwelling Unit provisions, Article III G 1 (e) xi to allow that the lot on which an ADU shall be located will not be required to meet additional lot area requirements, frontage, space limitations or other controls beyond that required for the existing single family dwelling.

The purpose is to clearly identify that additional dimensional requirements, beyond those established for the existing single family residence, are not required for including an ADU on the property.