

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday, October 18th, 2023** in the Epsom Central School Cafeteria, 282 Black Hall Road, Epsom, NH 03234. The public hearing begins at **7:00 PM** to take testimony on the following appeal:

Case 2023-13 (Zabloudil – Var.) - Scott and Samantha Zabloudil have applied for a Variance to Article III, Section G.1.b to construct a single family residence on a lot (Lot 13) with 48.4’ of public road frontage (200’ required). If merged with an adjacent lot (Lot 14), currently owned by the same owner as Lot 13, the total area of the combined properties would comprise over 28 acres. The combined properties are located on North Road within the Residential/Agricultural Zoning District and are identified on Epsom Tax Map R10 as Lots 13 & 14.

Public testimony will be considered in determining if sufficient evidence has been submitted to justify granting this zoning appeal.

Following the Public hearing, the Board will deliberate the following:

Case 2023-06 (Topik-AA) Rehearing – Robert Topik has requested the Board of Adjustment reconsider its August 30th, 2023 decision to uphold the Planning Board’s May 10, 2023 decision that a proposed Federal Firearms Licensed gun and sporting goods business was permitted as a home occupation in the Residential/Agricultural Zone in accordance with the Epsom Zoning Ordinances. The property is located on Lena Lane within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R01 Lot 30-26.

Case 2023-12 (Norton – AA) – The Board has received new evidence pertaining to one of the conditions contained in the approval of John and Maria Norton’s Administrative Appeal establishing grandfathered rights to use their property for short term rentals. Based on the new evidence, the condition will be reviewed and modified as necessary. The property is located on Lake View Road within the Residential/Agricultural Zone and is identified by Epsom Tax Map U-19 as Lot 21.

Public testimony will not be taken during these deliberations.

Following the public deliberative meeting, the Board will meet with Vincent Pagano to discuss Economic Revitalization Zones and then transact any other business that may legally be brought before it.

The public is cordially invited to attend the meeting.

Glenn Horner, Chair
Epsom Board of Adjustment