

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday, August 16th 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 2023-08-1 (Gagne – Var & SE) - Christopher Gagne has applied for a Special Exception, as required by Article III, Section G, Paragraph 1.e.vii, to construct an overhead accessory dwelling unit (ADU) in an attached 3 car garage. The applicant has also applied for a Variance to Article II, Sec. A, Paragraph 2 to allow a portion of the garage and ADU to be within the 50’ setback from a wetland. The property is located on Goboro Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U08 as Lot 80-4.

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 2023-05 (Norton – SE & Var.) – Attorney Allen, on behalf of John and Maria Norton, has requested the Board of Adjustment reconsider its June 21st decision denying a variance allowing the use a seasonal dwelling as a short term rental on a lot with no public road frontage. 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

Case 2023-07 (Harrison – Var.) – Attorney Muller, on behalf of Ricky Harrison, has requested the Board of Adjustment reconsider its July 5th 2023 decision denying a variance to establish a paving business in the Residential/Light Commercial Zone. Construction businesses are not permitted in the Residential/Light Commercial Zone. The property is located on Dover Road within the Residential/Light Commercial Zoning District and is identified on Epsom Tax Map U5 as Lot 83.

Public testimony will not be taken during deliberation of this rehearing request.

The Board will also 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