

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday, September 20, 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 appeals:

Case 2023-11 (The Dubay Group, Inc. – Var. & SE) - The Dubay Group, Inc., represented by Doug McGuire PE, has applied for a Special Exception, as required by Article II, Section C, Table of Uses #19a (Multi-Family (three units or more) to construct a development consisting of 36 townhomes (four 9-unit buildings) of which 16 will be workforce and 20 will be market rate housing. The applicant has also applied for a Variance to Article III, Sec. G, Paragraph 3c (Minimum Lot Size and Overall density) to allow for 36 townhomes on 16.3 acres (12 townhomes allowed). The townhomes will be included in a cluster development containing 24 single family house lots with 74 acres of open space. The property is located on the Suncook Valley Highway (Route 28S) within the Residential/Agricultural and Residential/Light Commercial Zoning Districts and is identified on Epsom Tax Map U15 as Lots 19, 20 & 21 and Tax Map R6 as Lot 5.

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 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