

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday May 19th 2021** beginning at **7:00 PM** to take testimony on the following appeals:

Case 2021-03 (Constant – AA & Var) Jennifer Constant has applied for an Administrative Appeal of the decision made by the Zoning Compliance Officer (ZCO), dated April 8, 2021, denying the replacement of a mobile home on a mobile home park lot due to a setback violation. In the event the Board upholds the ZCO's decision, the applicant has also filed for a Variance to Article III. G. 1.c (Setback from property lines) to permit the replacement mobile home to be within the property line setback. The property is located at 19 Breezy Acres Mobile Home Park within the Residential/Agricultural Zone and is identified by Epsom Tax Map U-4 as Lot 17-8.

Case 2021-04 (Granite State Convenience, LLC) Nicole Duquette, on behalf of Granite State Convenience, LLC has applied for a Special Exception to Article II [Zones and Districts], Section C [Table of Uses], Numbers 3 & 4 [Eating and drinking establishment with drive-in] to remove the existing gas/convenience store and construct a 5,555 sq. ft. building containing an eating establishment with drive thru window and a convenience store. In addition, a new retail motor fuel outlet will be constructed consisting of 6 fuel dispenser islands. The applicant has also applied for a Variance to Article III, Section M (Signs) to allow free standing and wall mounted signs greater in size and number than that allowed. Additionally, the free standing signs will be greater in height than that allowed and have LED changeable unit pricing (i.e. digital sign) which is not permitted. The property is located at the Southeast corner of the Epsom Traffic Circle within the Residential/Commercial Zone and is identified by Epsom Tax Map U-5 as Lot 13.

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

Due to the ongoing COVID-19 pandemic, this public hearing will be conducted via zoom meeting.

Use this link to join with video/audio:

<https://us02web.zoom.us/j/89907567131>

Note: This link is available as a short cut within this public notice on the Town of Epsom Website.

Or call to join by phone: 1 646 558 8656 US (New York) and enter Meeting ID: 899 0756 7131

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 A. Horner, Chair
Epsom Board of Adjustment