

EPSOM BOARD OF ADJUSTMENT

PO BOX 10, EPSOM, NEW HAMPSHIRE 03234

RECORD OF DECISION

Zoning Appeal: Case 2020-09 (Joy – Var. & SE)

Applicant & Owner: Keenan Joy

Tax Map: U-06 **Lots:** 14-2

Zoning District: Residential/Commercial Zone

Notice is hereby given that the appeal submitted by Keenan Joy of DBA All Seasons Powersports for a Special Exceptions per Article II. C. 5 [Establishments selling and repairing motor vehicles], and Article II. C. 10 [Automotive repairs and service] and a Variance to Article II. E. 1 [Requires motor vehicle sales establishments to be 1000' apart] to establish a business selling, servicing and repairing power sport vehicles was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, February 3, 2021. The property is located on Dover Road within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U-06 as Lot 14-2.

The Variance and Special Exception were approved with the following conditions:

1. The total number of vehicles on the lot, including those for sales and service, employees and all customers, shall be limited to a maximum of 50 vehicles;
2. All vehicle parking shall be on paved or impervious surfaces;
3. Servicing of all vehicles, with exception of vehicle washing, shall be performed inside of a building;
4. Vehicles for sale shall only be displayed in the numbered parking locations designated on the Site Plan Sketch of DBA All Seasons Powersports; Owner: Keenan Joy, Dated 2/3/21;
5. Vehicle sales shall be restricted to power sport machines such as ATVs, snowmobiles, side by sides and trailers with the exception that up to five (5) passenger vehicles may be sold per year in order that the owner can maintain their dealership license;
6. The applicant shall proceed to the Epsom Planning Board for non-residential site plan review.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: February 4, 2021

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RECORD OF DECISION (Cont.)

Note: Any person affected has the right to appeal this decision and/or conditions of the approval. If you wish to appeal the decision, or any conditions contained herein, you must act within a thirty (30) day period beginning with the next working day after the Zoning Board of Adjustment meeting when the decision was made. The first step in the appeal process is to apply to the board of adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.

cc: All Seasons Powersports, 320 Dover Rd., Unit 1, Chichester, NH 03258
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2020-09 (Joy – Var. & SE)