

EPSOM BOARD OF ADJUSTMENT
PO BOX 10, EPSOM, NEW HAMPSHIRE 03234
RECORD OF DECISION

Zoning Appeal: Case 2021-04 (Granite State Convenience – SE &Var.)

Applicant: Granite State Convenience, LLC

Owner: Aoude, Inc.

Tax Map: U-5 **Lot:** 13

Zoning District: Residential/Commercial

Part 1: Special Exception

Notice is hereby given that the 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 redevelop the area by constructing a 5,555 sq. ft. building containing an eating establishment with drive thru window and a convenience store as well as an adjacent retail motor fuel outlet was **approved** by unanimous vote of the Board of Adjustment at the Public Hearing held on May 19, 2021.

The Special Exception was approved with the following conditions:

1. Access to the lot shall be limited to two driveways with one driveway located on Rte 28 south of the traffic circle and the other on Rte 4 east of the circle. The curb cut on the circle will be eliminated.
2. The site's landscaping shall be designed to not interfere or restrict sight lines for safe egress and access from the driveways.
3. The applicant shall proceed to the Planning Board for Non-residential site plan review.

Part 2: Variance

Notice is hereby given that the Variance to Article III, Section M (Signs) to allow free standing and wall mounted signs greater in size and number than that allowed with the free standing signs greater in height than that allowed and with LED changeable unit pricing (i.e. digital signs) was **approved** by unanimous vote of the Board of Adjustment at the Public Hearing held on May 19, 2021.


The Variance was approved with the following conditions:

1. The free standing sign's digital display shall be LED changeable unit pricing only.

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2. Two free standing signs are permitted with a maximum signage area of 213 sq. ft. (total). In addition, the free standing signs shall not exceed 20 ft. in height.
3. A maximum of 396 sq. ft. (total) of wall mounted signs may be installed.
4. Manufacturer Logo (e.g. Irving) and associated fuel information signs of varying sizes is also permitted on the fuel canopy and pumps.

Subject 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.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: May 20, 2021

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: Aoude Inc., 25 Esther Dr., Bedford, NH 03110
Granite State Convenience, LLC, 25 Springer Road, Hooksett, NH 03106
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
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