

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

RECORD OF DECISION

Zoning Appeal: Case 2020-02 (Rollins & Dupuis– SE)

Applicant: Joseph Wichert

Owner: Tanner Rollins and Leah Dupuis

Tax Map: U-04 **Lot:** 43-5

Zoning District: Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by Joseph Wichert, on behalf of property owners Tanner Rollins and Leah Dupuis, for a **Special Exception**, as required by Article III, Section G, Paragraph 1.e.viii, to permit the construction of an accessory dwelling unit to be connected to an existing single-family residence was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Thursday, July 30, 2020. The property is located on Ridgewood Circle within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-04 as Lot 43-5.

The Special Exception was approved with the following conditions:

1. The existing single family residence shall continue to contain 3 bedrooms and the ADU to be constructed shall contain one bedroom.

2. A 4 bedroom septic system design to service both the single family residence and ADU shall be approved by NH Department of Environmental Services and approval verified by the Zoning Compliance Officer prior to issuance of a building permit for the ADU.

3. The Zoning Compliance Officer shall verify that NH Department of Environmental Services approves either the existing 3 bedroom septic system to continue operation with increased loading (i.e. 3 to 4 bedrooms) or operational approval of an installed 4 bedroom septic system prior to issuing an occupancy permit for the ADU.

4. In the event the existing 3 bedroom septic system is approved for continued use and subsequently fails, or otherwise needs to be repaired or replaced at any time in the future, it shall be replaced with a 4 bedroom septic system designed to meet the standards in effect at the time it is installed.

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RECORD OF DECISION (Cont.)

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: July 31, 2020

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, before any appeal can be taken to Superior Court, 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: Tanner Rollins & Leah Dupuis, 63 Ridgewood Circle, Epsom, NH 03234
Joseph Wichert, LLS., Inc, 802 Amherst Street, Manchester, NH 03104
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2020-02 (Rollins & Dupuis– SE)