

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

**RECORD OF DECISION**

**Zoning Appeal:** Case 2020-03 (Fitts– SE)  
**Applicant & Owner:** David and Christine Fitts  
**Tax Map:** R10    **Lot:** 22-4  
**Zoning District:** Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by David and Christine Fitts for a **Special Exception**, as required by Article III, Section G, Paragraph 1.e.viii, to permit the conversion of an existing two family duplex to a single family home with attached accessory dwelling was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, September 16, 2020. The property is located on Lords Mill Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R10 as Lot 22.

The Special Exception was approved with the following conditions:

1. Should the existing septic system fail, it shall be replaced by the new system designed by Frederick J. Walker and approved by the NH DES (Approval Number CA2020081204) subject to extensions or revisions, as necessary, to maintain the approval for construction current.
  
2. The owner shall observe all requirements for establishing and maintaining an ADU attached to a single family home, as listed in the Epsom Zoning Ordinances, including residing on the property as their principal place of residence.

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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: September 17, 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*

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*rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.*

cc: David & Christine Fitts, 319 Lords Mill Road, Epsom, NH 03234  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
File Case 2020-03 (Fitts– SE)