

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

RECORD OF DECISION

Zoning Appeal: Case 2021-10 (Sullivan - SE)

Applicant: Andrew Sullivan

Owner: The Big Easy Campground, LLC

Tax Map: U-11 **Lot:** 27 & 31

Zoning District: Residential/Commercial

Notice is hereby given that the appeal submitted by Andrew Sullivan, on behalf of The Big Easy Campground, LLC, for a **Special Exception**, per Article II [Zones and Districts], Section C [Table of Uses], Number 4 [Drive-in eating establishment] to construct a 480 sq. ft. ice cream stand on a concrete pad with parking was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on October 6, 2021. The properties are located on Windymere Drive within the Residential/Commercial Zone and are identified by Epsom Tax Map U-11 as Lot 27 & 31.

The Special Exception was approved with the following conditions:

1. The new building shall not exceed 500 sq. ft. and be used exclusively as an ice cream stand.
2. Hours of operation of the ice cream stand shall be limited to 10 am to 9 pm Monday through Thursday and 10 am to 10 pm Friday through Sunday from April 1st through November 15th.
3. The existing farm house located on Lot 27 shall be used as a 3 bedroom single family residence and for storage.
4. Natural vegetation shall be preserved to the maximum extent practical during development of the property.
5. The water supply used in support of the ice cream stand shall be tested to ensure it is potable. Satisfactory test results shall be verified by the Zoning Compliance Officer prior to issuance of the business permit.
6. The following shall be included in the Planning Board's Non-residential Site Plan Review:
 - a. Fencing to address privacy and trespassing concerns onto abutting properties to include headlight illumination from the ice cream shop parking lot.

Zoning Appeal Case 2021-10 (Sullivan- SE)
RECORD OF DECISION (Cont.)

- b. Water runoff control associated with the new construction including the proposed retention pond.
 - c. Considerations for a designated access pathway through Lot 27 between the entrance of the Big Easy Campground and the ice cream stand.
7. Applicant shall proceed to the Planning Board for Non-residential site plan review.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: October 7, 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, 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: Big Easy Campground, LLC, 1179 Suncook Valley Highway, Epsom, NH 03234
Andrew Sullivan, Esq., 24 Eastman Ave, Bedford, NH 03110
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2021-10 (Sullivan- SE)