

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

RECORD OF DECISION

Zoning Appeal: Case 2021-13 (Little - SE)

Applicant: Seth Little

Owner: Epsom Suncook Realty Trust

Tax Map: U-05 **Lot:** 55

Zoning District: Residential/Commercial

Notice is hereby given that the appeal submitted by Seth Little for a **Special Exception** per Article II [Zones and Districts], Section C [Table of Uses], Numbers 3 [Eating and drinking places not including drive-in establishments] and 27 [Manufacturing] to open a Nano-brewery, which will sell retail beer brewed on site and include a place for eating and drinking, was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on June 15, 2022. The property is located at 940 Suncook Valley Hwy (Circle Plaza) within the Residential/Commercial Zone and is identified on Epsom Tax Map U-05 as Lot 55.

The Special Exception was approved with the following conditions:

1. All federal, state and local licensing shall be obtained and verified by the Zoning Compliance Officer prior to commencing commercial alcohol manufacturing and food/drink sales.
2. The existing septic system shall be modified to accommodate the projected 1000 gal/day increase in loading either by replacing the existing system or supplementing the existing system with an additional leach field. The design and construction for either of these modifications shall be approved by the New Hampshire Department of Environmental Services and the approval verified by the Zoning Compliance Officer prior to commencing business operations.
3. Occupancy shall be limited as follows:
 - a. A maximum of 50 people in the interior "Tap Room" area.
 - b. A maximum of 30 people in the outside Beer Garden.
4. Parking shall be eliminated on the south side of the building and "No Parking" signs installed in this area.

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5. A safety barrier shall be installed on the SW corner of the outside beer garden.
6. The applicant shall complete the non-residential site plan review process through the Epsom Planning Board prior to commencing operations



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: June 20, 2022

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: Epsom Suncook Realty, Maurice Khawam, Trustee, PO Box 2456, Teaticket, MA 02536
Seth Little, c/o Deep Roots Brewing Co., PO Box 1011, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2021-13 (Little– SE)