

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

RECORD OF DECISION

Zoning Appeal: Case 2022-04 (Poulin – SE)
Applicant & Owner: Justin Poulin
Tax Map: R10 **Lot:** 8-12
Zoning District: Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by Justin Poulin for a **Special Exception** per Article III, Section G, Paragraph 1.e.vii, to construct a garage with overhead accessory dwelling unit (ADU) attached to an existing home, was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on June 15, 2022. The property is located on Samuel Drive within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R10 as Lot 8-12.

The Special Exception was approved with the following conditions:

1. All ADU requirements contained in the Epsom Zoning Ordinances, including owner occupancy, maximum square footage, etc., shall be observed and adhered to by the property owner.
2. The installation of the new septic system servicing the ADU shall be approved through the New Hampshire Department of Environmental Services and the approval verified by the Zoning Compliance Officer prior to issuing an occupancy permit for the ADU.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: June 16, 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.

Zoning Appeal Case 2022-04 (Poulin – SE)
RECORD OF DECISION (Cont.)

cc: Justin Poulin, 28 Samuel Drive Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2022-04 (Poulin– SE)