

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

RECORD OF DECISION

Zoning Appeal: Case 2023-01 (Pagano – SE)
Applicant & Owner: Gary Pagano
Tax Map: R9 **Lot:** 53-7
Zoning District: Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by Gary Pagano for a **Special Exception** per Article III, Section G, Paragraph 1.e.vii, to construct an accessory dwelling unit (ADU) in the 2 car garage attached to an existing home, was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on April 5, 2023. The property is located on Griffin Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R9 as Lot 53-7.

Approval was based on both the proposal’s adherence to the Single family ADU zoning ordinances and verification that the written responses contained in the appeal application, and supported by testimony, satisfy the requirements for a Special Exception.

The Special Exception was approved with the following conditions:

1. All ADU requirements contained in the Epsom Zoning Ordinances shall be observed and adhered to by the property owner.
2. The new septic system design intended to accommodate the additional loading of 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 a building permit for the ADU.
3. Following construction of the ADU, the existing septic system may continue to be utilized. Should the existing system fail or otherwise need to be repaired, it shall be replaced by the newly designed and approved septic system.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: April 6, 2023

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RECORD OF DECISION (Cont.)

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 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: Gary Pagano, 65 Griffin Road, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2023-01 (Pagano– SE)