

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

**RECORD OF DECISION**

**Zoning Appeal:** Case 2023-03 (Caspian Epsom Solar- Var.)

**Applicant:** Caspian Epsom Solar, LLC

**Owner:** IRA Resources, Inc.

**Tax Map:** R12, **Lot:** 3

**Zoning District:** Residential/Commercial Zone

Notice is hereby given that the appeal submitted by Caspian Epsom Solar, LLC for a **Variance** to Article III, Section B. (Pre-Existing, Non-conforming Uses), Paragraph 4 (Change and Expansion of Use) and Article II. C (Table of Uses) to allow for the construction of a 2.5 Megawatt solar farm on a pre-existing, non-conforming lot with no public road frontage was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, April 19, 2023. The property is located on Granny Howe Road within the Residential/Commercial Zoning District and is identified on Epsom Tax Map R12 as Lot 3.

Approval was based on verification that the written responses contained in the appeal application, and supported by testimony, satisfy the requirements for a Variance.


The Variance was approved with the following conditions:

1. Solar Panel wiring shall be installed underground to the maximum extent practical.
2. The owner/applicant shall provide emergency response guidance including disconnect locations to the Epsom Fire Department.
3. Contact information for the solar collection system owner/operator be posted on site at the access way and provided, and updated as necessary, to the town.
4. Fencing will be installed and maintained surrounding the facility. Fencing details shall be determined with the Planning Board.
5. Sanitary facilities will be provided on site during construction of the facility.
6. Natural vegetation shall be preserved which does not hinder solar panel installation or performance or as otherwise determined by the Planning Board.
7. Replanting the areas around the solar panels shall be determined by the Planning Board. It is recommended that the owner/applicant work with Epsom Conservation Commission oversight to replant with native species that are consistent with the use of the site as a solar farm such as slow growth, low ground covering pollinators.
8. The Solar Farm shall be deemed to be abandoned if operations have discontinued for more than 6 months without written consent of the Epsom Select Board. The abandoned system shall be removed and the site

Zoning Appeal Case 2023-03 (Caspian Epsom Solar- Var.)  
RECORD OF DECISION (Cont.)

restored within 6 months of abandonment. A bond shall be set aside for the purpose of funding this removal.

9. The applicant shall proceed to the Epsom Planning Board for Non-Residential Site Plan review.



Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: April 20, 2023

*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 in the appeal process 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: IRA Resources, Inc., FBO Roger Landry, 67 Granny Howe Road, Chichester, NH 03258  
Caspian Epsom Solar, LLC, 3212 S. Eagle Brook Lane, Eagle, ID 83615  
Attn: Philip Hastings, Esq. & Jeffery Christensen, Esq., Cleveland, Waters And Bass, P.A., Two Capital Plaza, 5<sup>th</sup> Floor, Concord, NH 03302-1137  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
Epsom Conservation Commission  
File Case 2023-03 (Caspian Epsom Solar- Var.)