

# EPSOM BOARD OF ADJUSTMENT

1598 Dover Road, Epsom

## RECORD OF DECISION

**Zoning Appeal:** Case 2023-04 (Fusco – SE)

**Applicant:** Anthony Fusco

**Owner:** Ricky Harrison

**Tax Map:** U5     **Lot:** 83

**Zoning District:** Residential/Light Commercial

Notice is hereby given that the appeal submitted by Anthony Fusco, of Fox Construction, LLC for a **Special Exception** per Article III, Section G, Paragraph 1.e.vii, to construct a new single family residence with an attached accessory dwelling unit (ADU) was **approved** by majority vote of the Zoning Board of Adjustment at the Public Hearing held on May 3, 2023. The property is located on Dover Road within the Residential/Light Commercial Zoning District and is identified on Epsom Tax Map U5 as Lot 83.

Approval was based on satisfying the Special Exception checklist and with conditions ensuring the use of the property will be in compliance with existing zoning requirements.

The Special Exception was approved with the following conditions:

1. Prior to issuance of a building permit for the new structures, the Zoning Compliance Officer (ZCO) will verify:
  - a. All zoning requirements of the residential light commercial zone district are being observed and adhered to on the lot by the owner.
  - b. The owner has made the necessary payment to the Epsom Water District if connecting to the town water supply.
  - c. An updated driveway permit from the State of NH has been obtained or evidence that it is not required.
2. 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.
3. The installation of the new septic system servicing the ADU and new residence 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 residences.

Zoning Appeal Case 2023-04 (Fusco – SE)  
RECORD OF DECISION (Cont.)



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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: May 5, 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 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: Ricky Harrison, 228 South Main Street, Concord, NH 03301  
Anthony Fusco c/o Fox Construction, LLC, 196 Nottingham Road, Deerfield, NH  
03037  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
Case 2023-04 (Fusco – SE)