

EPSOM BOARD OF ADJUSTMENT
1598 Dover Road, Epsom, NH
RECORD OF DECISION

Zoning Appeal: Case 2023-07-1 (Harrison – Var.)
Applicant & Owner: Ricky Harrison
Tax Map: U5 **Lot:** 83
Zoning District: Residential/Light Commercial

Notice is hereby given that the appeal submitted by Ricky Harrison for a **variance** to Article II, Section B.2.c to establish a business consisting of an enhanced parking area for paving vehicles and associated office use of an existing single family residence in the Residential/Light Commercial Zone was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, November 29, 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.

The variance was approved with the following conditions:

1. Paving trucks and paver shall be emptied of all paving material contents prior to being parked on the property.
2. Cleaning of paving trucks, trailer and paver of paving debris shall not be performed on the property.
3. Paving trucks, trailer and paver will be parked within a garage, as depicted in the drawings submitted in evidence, at all times except when necessary to perform maintenance on the garage.
4. The garage floor shall be designed in such a way that all liquid is directed to a common drain.
5. The drain shall direct liquids to a 1000 gallon tank with a level system as engineered by The H.L. Turner Group, Inc. and submitted in evidence.
6. The collection tank shall be pumped as necessary and all liquid disposed of off-site following best management practices.
7. Satisfactory level system performance and tank integrity shall be documented and available for review by the Zoning Compliance Officer (ZCO) upon request.
8. Physical inspection of the level system and garage drain system may be made by the ZCO upon request at any time without notice.

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9. There shall be no business activities conducted in the rear portion of the property that is within the Residential/Agricultural zone.
10. Business clerical work may be performed in either the single family residence or Accessory Dwelling Unit on the property.
11. A fence shall be constructed on the eastern portion of the property.
12. Signage on the property shall be restricted to that allowed for a home occupation.
13. All representations for the intended use by the applicant and his council presented during the public hearing, and included in the minutes, are included in this decision.
14. The applicant shall contact the Planning Board to determine what additional approvals are necessary (e.g. Nonresidential site plan review, Groundwater Protection District considerations, etc.) and complete the necessary approvals before commencing business operations on the property.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: December 1, 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: Ricky Harrison, 228 South Main Street, Concord, NH 03301
Daniel Muller, Esq., 722 Chestnut St., Manchester, NH 03104
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2023-07-1 (Harrison – Var.)