

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

Zoning Appeal: Case 2023-10 (Dean-SE)
Applicant & Owner: Malcom Dean
Tax Map: U04 **Lot:** 43-13
Zoning District: Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by Malcom Dean for a Special Exception, as required by Article III, Section G, Paragraph 1.e.vii, to convert an existing 2 car garage attached to a single family residence into an accessory dwelling unit (ADU) was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, September 6, 2023. The property is located on Ridgewood Circle within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U04 as Lot 43-13.

The special exception was approved with the following conditions:

1. A new septic system design, 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 Zoning Compliance Permit for construction of the ADU.
2. Following construction of the ADU, the existing septic system may continue to be used. Should the existing system fail, or otherwise need to be repaired, it shall be replaced by the newly designed and approved septic system.
3. The Village Water District (Kevin Reeves, Chair) shall be contacted to determine what steps need to be taken to accommodate the additional town water usage by the ADU.



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

Zoning Appeal Case 2023-10 (Dean-SE)
RECORD OF DECISION (Cont.)

cc: Malcom Dean, 38 Ridgewood Circle, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2023-10 (Dean-SE)