

**EPSOM BOARD OF ADJUSTMENT**  
**1598 Dover Road, Epsom, NH 03234**

**RECORD OF DECISION**

**Zoning Appeal:** Case 2023-16 (Patterson – SE)

**Applicant & Owner:** Sam Patterson Real Estate Development, LLC

**Tax Map:** U6     **Lot:** 12

**Zoning District:** Residential/Commercial

Notice is hereby given that the appeal submitted by Sam Patterson, of Sam Patterson Real Estate Development, LLC, for a **Special Exception**, as required by Article II, Section C, Table of Uses #23, to construct a self-storage facility consisting of multiple buildings with storage units totaling 36,000 ft<sup>2</sup> on approximately 4 acres of a 61 acre lot was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, January 3, 2024. The property is located on Dover Road within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U6 as Lot 12.

Approval was based on the following findings of fact:


1. All Special Exception criteria have been adequately addressed by the applicant's representatives;
2. Based on the low impact nature of the business and that other similar businesses are currently located in the immediate area, there will be no diminution in surrounding property values;
3. Abutters concerns will be addressed by approval conditions including specific recommendations to the Planning Board.

The Special Exception was approved with the following conditions:

1. All buildings shall be constructed and maintained a minimum of 50 ft. from existing wetlands as defined by the New Hampshire Department of Environmental Services;
2. The impact of driveway construction on existing wetlands shall be reviewed and approved by the New Hampshire Department of Environmental Services. The approval to include obtaining an alteration of terrain permit as necessary;
3. The facility access driveway off Dover Road shall be reviewed and approved by The New Hampshire Department of Transportation;
4. Natural vegetation shall be retained, to the maximum extent practical, during and following development of the property;
5. The following abutter's concerns are recommended to be addressed as a part of the Non-Residential Site Plan review:
  - a. Fencing of the facility;
  - b. Downward directional and motion sensing lighting;

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- c. A privacy berm/screening of east and west neighboring properties to further minimize impact on the existing residential dwellings;
6. In accordance with Epsom Zoning Ordinance Article III.I, the property owner/applicant shall comply with these Ordinances and the Town of Epsom Site Plan Regulations to the satisfaction of the Planning Board;
7. All representations for the intended use by the applicant's representatives presented during the public hearing, and included in the minutes, are included in this decision of approval.



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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: January 4, 2024

*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: Sam Patterson Real Estate Development, LLC, PO Box 2793, Seabrook, NH 03874  
Jones & Beach Engineers, Inc., Attn. Joseph Coronati, PO Box 219, Stratham, NH 03885  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
File Case 2023-16 (Patterson – SE)