

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

RECORD OF DECISION

Zoning Appeal: Case 2020-05 (Gregoire – SE)
Applicant: Layne Gregoire
Owner: 988 Dover Road NH Real Estate, LLC
Tax Map: U-06 **Lots:** 18
Zoning District: Residential/Commercial Zone

Notice is hereby given that the appeal submitted by Layne Gregoire, on behalf of 988 Dover Road NH Real Estate, LLC, to modify the special exception approval conditions contained in Case 2018-01 (Gregoire – SE & Var.) to allow storage of recreational vehicles (RVs) on an adjacent property was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, October 21, 2020. The property is located on Dover Road within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U06 as Lot 18.

The approval conditions associated with the Case 2018-01 special exception to Article II, Section C [Table of Uses], Part 5 [Motor vehicle sales], which established an RV business on Tax Map U6, Lots 14-4 and 14-5, are supplemented with additional conditions for expansion of that RV business onto adjacent Tax Map U6, Lot 18 in support of RV sales as follows:

1. RV storage may be performed on Tax Map U6, Lot 18 provided the same recreational vehicle business enterprise storing RVs exists on Tax Map U-6, Lot 14-4 and Lot 14-5;
2. The Tax Map U6, Lot 18 storage lot is to be used for storage of RVs only;
3. RVs shall be stored within the area designated on the plan dated 10/14/20 surveyed and submitted by J. Wichert. The number of RVs stored in this area shall be limited to 200;
4. Motorized RVs shall be parked on paved or packed gravel surfaces of the designated storage area. Non-motorized RVs may be parked on unimproved surfaces of the designated storage area;
5. Entry to the storage area shall be gated with an informational sign designating where to go for business inquiries;

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6. Utilization of the existing access road shall be reviewed and permitted by the NH Department of Transportation prior to placement of RVs on the storage lot;
7. Natural vegetation shall be preserved to the maximum extent practical during development of the property;
8. There shall be no additional run off from the property (Tax Map U6, Lot 18) onto adjacent properties.

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: October 22, 2020

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, before any appeal can be taken to Superior Court, 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: 988 Dover Road NH Real Estate, LLC, 1498 U.S. Route 2, East Montpelier, VT 05651
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Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2020-05 (Gregoire – SE)