

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

**RECORD OF DECISION**

**Zoning Appeal:** Case 2020-08 (Gregoire – SE & Var.)

**Applicant:** Layne Gregoire

**Owner:** 988 Dover Road NH Real Estate, LLC

**Tax Map:** U06   **Lot:** 18

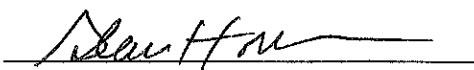
**Zoning District:** Residential/Commercial Zone

Notice is hereby given that the appeal submitted by Layne Gregoire for a **Special Exception** to Article II, Section C [Table of Uses], Part 5 [Motor vehicle sales] **and a Variance** to Article II, Section E (Establishment of a motorized vehicle sale facility within 1000' of another motorized vehicle sales facility) to establish a motor vehicle sales lot for recreational vehicles (RVs) and construction of a 18,600 sq. ft. sales facility was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, December 16, 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 Special Exception and Variance were approved with the following conditions:

1. The Case 2020-05 Special Exception approval conditions are superseded by the conditions contained in this Special Exception and Variance approval;
2. Recreation vehicle sales may be performed on Tax Map U06 as Lot 18 U6, provided the same recreational vehicle sales business enterprise exists on Tax Map U-06, Lot 14-5 and Lot 14-4;
3. Hours of operation shall be limited to the hours of 7:00 AM to 7:00 PM, seven days a week;
4. The applicant shall have the motor vehicle sales area designed such that existing wetlands are minimally impacted;
5. The new sales facility septic system shall be designed and installation approved through the NH Department of Environmental Services. Verification of the approved and installed septic system shall be provided to the Zoning Compliance Officer prior to issuance of the occupancy permit;
6. The applicant shall proceed to the Epsom Planning Board for Non-Residential Site Plan review;
7. Utilization of the existing Dover Road access to Map U06, Lot 18 for RV sales shall be approved by the NH Department of Transportation. Verification of this approval shall be included as a part of the Non-Residential Site Plan review.

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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: December 17, 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: Layne Gregoire, 1498 US Route 2, Montpelier, VT 05651  
Simon Leeming, Esq., PO Box 1318, Concord, NH 03302-1318  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
File Case 2020-08 (Gregoire – SE & Var.)