

Accepted by ZBA _____
Date: **RECEIVED** _____
Case #: _____

Amt Pd / Chk # \$512.00 / #116
Date: 6-27-23
Rec'd By: (M)

JUN 27 2023

EPSOM ZONING BOARD OF ADJUSTMENT
TOWN OF EPSOM, NEW HAMPSHIRE 03234

SELECTMEN'S APPLICATION FOR APPEAL TO THE EPSOM ZONING BOARD OF ADJUSTMENT
EPSOM, NH
(PLEASE PRINT OR TYPE ALL INFORMATION CLEARLY)

This appeal is for property recorded at the Merrimack County Registry of Deeds in Book(s) # 3445

Page(s) # 791 and is identified on Epsom Tax Map #: 008 Lot #: 80 Sub-lot #: 4

1. Name of present property owner: Christopher Gagne
(and principal officer if business): _____

2. Name of applicant (N/A if the same as owner; if different; both applicant and property owner must be present at public hearing or a signed statement from the owner must be provided authorizing the applicant's appeal):

3. Telephone #: 603-566-2662 Email christopher_gagne@yahoo.com

4. On separate sheet list all abutters to this property. An abutter is any person whose property is located in N.H. and is within 200 feet of your property's boundary lines. The applicant is also considered an abutter and should be included (see ZBA Fee Schedule). How to Find Abutters.

5. **PLAN:** Explain exactly what you plan to build and/or do. Use additional sheets for sketches (include project location on lot with dimensions including all lot dimensions where applicable)

32'x40' Attached garage with 850 sq ft. ADU above

6. **USE:** What is the proposed use for your **PLAN**, or how is the existing use of your property affected:

New garage and ADU for my mother & step-father.

Section 2 Special Exception Questions:

1. A complete plan for the proposed project has been submitted showing location of all buildings, parking areas, access, open space, landscaping and any other pertinent information. Detail should be commensurate with size and complexity.

Yes , No If No, explain why _____

2. How is the requested use essential or desirable to the public convenience or general welfare?

It is a garage on my property within the setbacks and should not impact others.

3. Why will the requested use not impair the integrity or character of the immediate or adjoining areas?

It is simply an attached garage

4. How do you ensure that this specific site is an appropriate location for the proposed use and will not be detrimental to the health, morals or general welfare of the immediate or adjoining areas?

It is an attached garage within defined set backs.

5. Why will the property values in the area not be adversely affected by the requested use?

I am not aware of an impact to property values being impacted by me adding a garage

6. How will you ensure that no undue traffic, nuisance or unreasonable hazard will result because of the requested use?

This will add one additional vehicle to my lot.

7. How do you ensure that adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use?

I am home owner and will provide whatever is needed.

8. What evidence do you have, and can provide as evidence, that the proposed use has an adequate water supply and sewerage system and meets all applicable requirements of the State?

We have plenty of water and are in the process of having an updated septic design done per the zoning code

Note: The Board will address all of these questions and must be satisfied with both written and verbal responses heard at the Public Hearing prior to approving all Special Exceptions.

Section 3 Variance Questions:

1. Granting the variance would not be contrary to the public interest because: _____

2. If the variance were granted, the spirit of the ordinance would be observed because: _____

3. Granting the variance would do substantial justice because: _____

4. If the variance were granted, the values of the surrounding properties would not be diminished because: _____

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

-and-

ii. The proposed use is a reasonable one because: _____

b. Explain how, if the criteria in subparagraph 5(a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:



200 feet Abutters List Report

Epsom, NH
June 27, 2023

\$117.00

Subject Property:

Parcel Number: 000U08-000080-000004
CAMA Number: 000U08-000080-000004
Property Address: 158 GOBORO ROAD

Mailing Address: GAGNE, CHRISTOPHER E ADAMS-
GAGNE, KERI
158 GOBORO ROAD
EPSOM, NH 03234

Abutters:

Parcel Number: 000U08-000008-000001
CAMA Number: 000U08-000008-000001
Property Address: 185&7 GOBORO ROAD

Mailing Address: BOWEN, MICHAEL BOWEN, RENEE E.
185/187 GOBOBO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000008-0001-2
CAMA Number: 000U08-000008-0001-2
Property Address: 159 GOBORO ROAD

Mailing Address: AVERY, HARVEY H. AVERY, BARBARA
J.
159 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000008-0001-3
CAMA Number: 000U08-000008-0001-3
Property Address: 149 GOBORO ROAD

Mailing Address: APGAR, MATTHEW D APGAR, MONICA
A
149 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000080-000001
CAMA Number: 000U08-000080-000001
Property Address: 1015 HIGHLAND DRIVE

Mailing Address: RIIS, BRIAN E, TRUSTEE RIIS, SANDRA
J, TRUSTEE
1015 HIGHLAND DRIVE
EPSOM, NH 03234

Parcel Number: 000U08-000080-000002
CAMA Number: 000U08-000080-000002
Property Address: 148 GOBORO ROAD

Mailing Address: DECONTO, STEVEN DECONTO,
REBECCA
148 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000080-000003
CAMA Number: 000U08-000080-000003
Property Address: 150 GOBORO ROAD

Mailing Address: WEBB, JAMES WEBB, RENEE
150 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000080-000005
CAMA Number: 000U08-000080-000005
Property Address: 162 GOBORO ROAD

Mailing Address: WHITCOMB, DAVID R PEPER, DONNA
M
162 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000080-000006
CAMA Number: 000U08-000080-000006
Property Address: 184 GOBORO ROAD

Mailing Address: GRACELANDS, LLC
38 MOLLY LN
PITTSFIELD, NH 03263

Parcel Number: 000U08-000080-000008
CAMA Number: 000U08-000080-000008
Property Address: GOBORO ROAD

Mailing Address: GRACELANDS, LLC
38 MOLLY LN
PITTSFIELD, NH 03263



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/27/2023

Page 1 of 1

Selectmen's Office
P.O. Box 10
Epsom, NH 03234-0010
TELEPHONE (603) 736-9002
FAX (603) 736-8539



This Box will be completed by Town

Date Received: 6-10-22

Fee Paid: \$360-CK#102-MU

Approved: [Signature]

Denied: _____

Mail

Pick - Up

RECEIVED

JUN 10 2022

SELECTMEN'S OFFICE
EPSOM, NH

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

The undersigned hereby applies for permission to build/modify/convert the use of property as described below:

1. Name of Property Owner

Christopher Gagne

Phone#

603-526-2662

2. Property address

158 Gabor Rd

Map

408

Lot

80

Sub

4

Acres

2.41

Map

Lot

Sub

Acres - Map

Mailing address if different

Building Type

3. Type of building to be erected, modified or converted:

32x40 Attached Garage

Description or Other:

850 sq ft ADU above garage attached to house via breezeway

4. Intended Use:

5. NHDES Subsurface Systems Bureau & NH Public Utilities Commission

Approval Number if applicable:

(Applications on line)

6. Planning Board and/or Zoning Board of Adjustment approval date, if applicable:

Planning Board Date:

Zoning Board of Adjustment Date:

7. Provide sketch of new construction on building lot showing location of existing structures, proposed changes, and/or additions.

Show structure dimensions and setback measurements from property lines. Provide larger scale sketch if necessary:

Article III.G.1.c "Every new building or structure shall be set back from the frontage property line not less than fifty (50) feet or such distance as shall conform to the line of existing buildings on adjacent property. All new buildings or structures shall be set back no less than fifteen (15) feet from the side and not less than twenty (20) feet from the rear property line."

8. Is the property in the Flood Zone?

YES or NO

In addition to the information called for above, the applicant may be required to furnish any other information necessary to enable the Zoning Compliance Officer to determine whether the use of the land for which a certificate of compliance is requested, is in conformity with the provisions of the Zoning Ordinance, in particular, a Flood Zone Construction form will be necessary for construction in the Flood Hazard Zone

9. Are there any wetlands within 50' of project?

YES or NO

10. Driveway permits are required prior to issuance of a new home or commercial business permit. Driveways may be subject to engineer review at owner's expense. Contact the Road Agent for completion of driveway permit application. (Application on line)

11. Contractor's Name:

Phone #:

Please read and sign the following:

It shall be unlawful to use or occupy or permit the use or occupancy of this structure until a "Certificate of Occupancy" has been issued stating the proposed approved use.

All permit fees must be paid prior to approval of this application. Permits requiring additional time may be subject to additional fees.

(Zoning Compliance Application Fees)

This permit becomes void if construction has not begun within 12 months of date of issue. Permits may be extended once for another 12 months by receipt of a written request at least 14 days prior to expiration of original permit, fees apply.

Owner / Applicant Release:

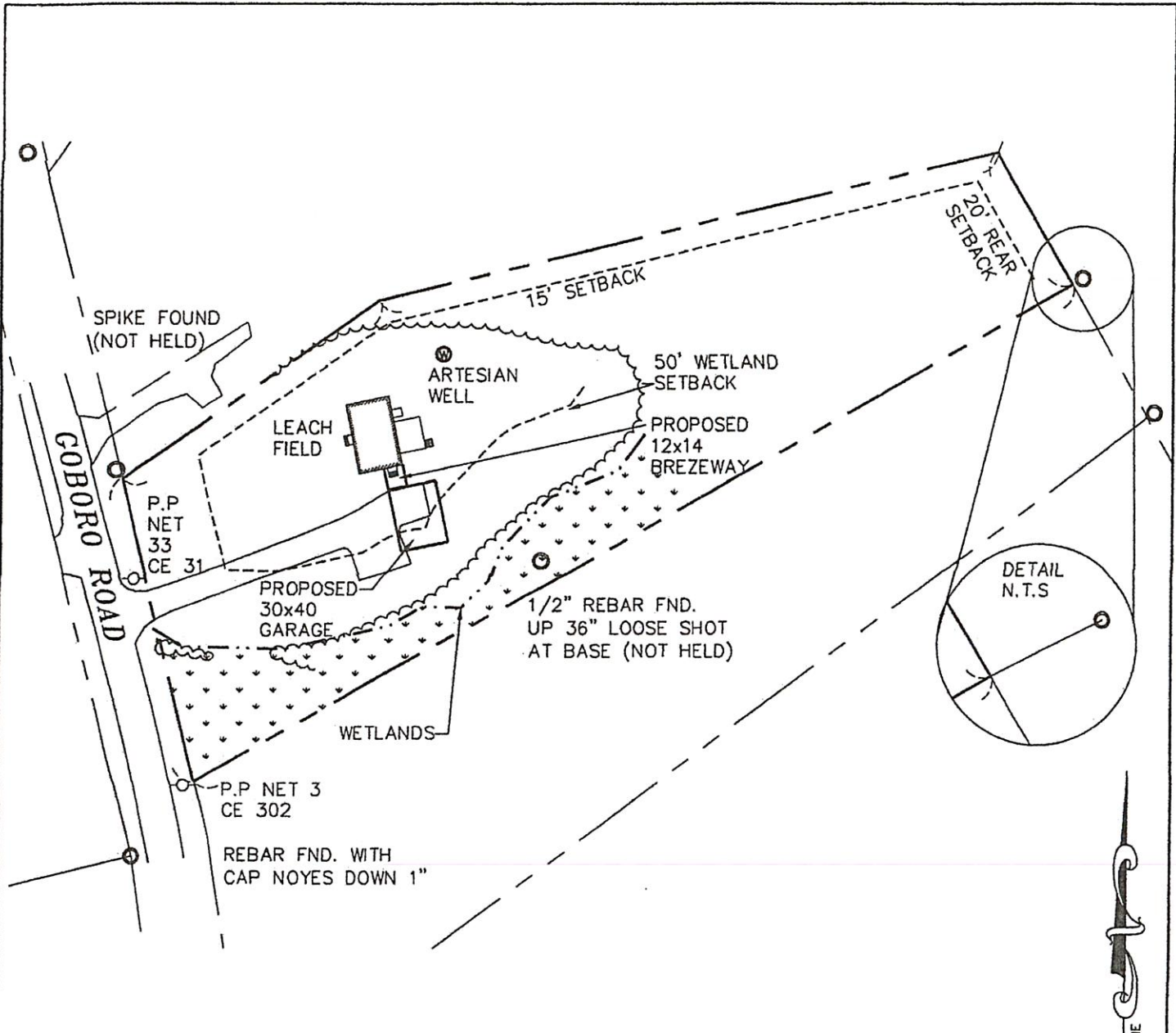
By signing this application, I understand that the necessary inspections are required and authorized personnel will enter my property prior to issuance of a Certificate of Occupancy.

I further understand that this permit is being issued on the number of bedrooms stated on the application, if the number of bedrooms is changed through converted use or other construction; I am responsible for obtaining the proper State Approved septic design as needed.

For the Life Safety Inspections, please contact the Epsom Fire Department non-emergency number at 603-736-9291.

Signature of Applicant

Date Submitted



STATE PLANE NAD 83

STATE OF NEW HAMPSHIRE
 No. 945
 SCOTT R. FRANKIEWICZ
 LICENSED SURVEYOR
 SIGNATURE

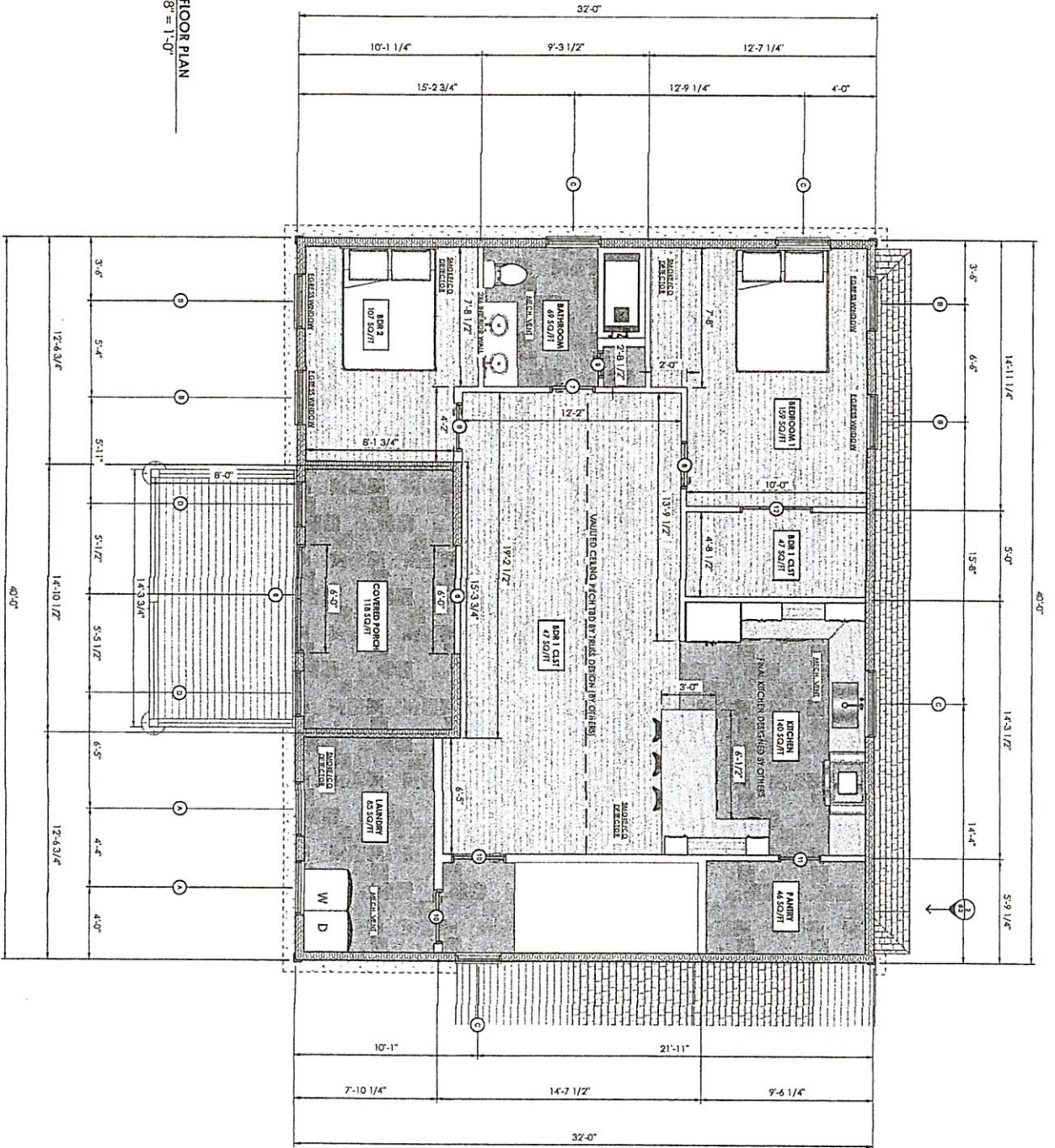
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

[Signature]
 SCOTT R. FRANKIEWICZ, LLS

8-31-21
 DATE:

N.H. LAND
Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A VETERAN OWNED COMPANY
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PLOT PLAN
 TAX MAP U08 LOT 80-4
 CHRISTOPHER GAGNE
 KERI ADAMS-GAGNE
 158 GOGORO ROAD
 EPSOM, NH 03234
 BOOK 3445 PAGE 791
 SCALE: 1" = 100' DATE: 8/19/2021



SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

SHEET A-7

DESCRIPTION

January 18, 2022

NOTES

MATT FOWLER
ALTN MEDIA LLC

EPSON
NEW HAMPSHIRE

CHRIS GAGNE

PROJECT
RESIDENTIAL ADDITION
GARAGE ADU



ALL IN MEDIA, LLC.
24 NEWMAN DRIVE
NORTHWOOD, NH 03261
603.370.1707



TOWN OF EPSOM

PO BOX 10
940 SUNCOOK VALLEY HWY
EPSOM, NH 03234

ZONING CERTIFICATE

POST THIS CARD SO IT IS VISIBLE

Permit Number: 2022000061 **Date:** 06/13/2022
Map: 000U08 **Lot:** 000080 **Sub Lot:** 000004

Permit issued to: GAGNE, CHRISTOPHER E
at: 158 GOBORO ROAD

Permission to: CONSTRUCT A 32'X40' GARAGE WITH 850 SQ FOOT ADU ABOVE.

Owner Address: 158 GOBORO ROAD EPSOM, NH 03234 | Phone: 603-566-2662

Applicant: CHRISTOPHER GAGNE | Phone: 603-566-2662

Contractor: OWNER | Phone: 603-566-2662 | License #:

Permit Fee: \$360.00 | Estimated Cost: \$0

NOTE: 32'X40' ATTACHED GARAGE WITH 850 SQ FOOT ADU ABOVE.

Provided that the person accepting this permit shall comply with the provisions of the Zoning Ordinance and/or Site Plan and Subdivision approvals of the Town of Epsom and the Life Safety Code and any codes adopted by the State of New Hampshire.

This permit becomes void if construction has not begun within 12 months of the date of issue. Permits may be extended once for 12 months by receipt of a written request and renewal fees at least 14 days prior to the expiration of the original permit.

Applications for a Certificate of Occupancy shall be made to the Zoning Compliance Officer on the forms provided. Prior to issuance, the Zoning Compliance Officer shall satisfy himself that the proposed use conforms to all Ordinances. Appropriate fees shall accompany all applications.

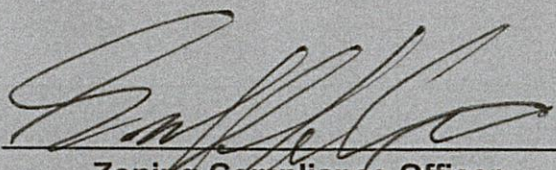
It is the responsibility of the owner, or agent of, to notify the Zoning Compliance Officer when work is ready for inspection(s).

Required Inspections:

Before After Zoning Setbacks by the Zoning Compliance Officer

Before After Life Safety Inspections by the Fire Department

Before After Driveway Permit by the Road Agent

Signed:  **Telephone:** 603-736-9002
Zoning Compliance Officer

NOTE: THIS PERMIT EXPIRES JUNE 13, 2023.

It shall be unlawful to use or permit the use of occupancy of this structure until a Certificate of Occupancy is issued stating the proposed use.

