

Accepted by ZBA _____
Date: _____
Case #: _____

Amt Pd / Chk # \$525.00 / #642
Date: 1-26-24
Rec'd By: ma

RECEIVED

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

JAN 26 2024

APPLICATION FOR APPEAL TO THE EPSOM ZONING BOARD OF ADJUSTMENT
EPSOM SELECT BOARD (PLEASE PRINT OR TYPE ALL INFORMATION CLEARLY)

This appeal is for property recorded at the [Merrimack County Registry of Deeds](#) in Book(s) # 3839

Page(s) # 0397 and is identified on [Epsom Tax Map](#) #: U7 Lot #: 61 Sub-lot #: _____

1. Name of present property owner: Knight Brothers Development LLC
(and principal officer if business): Chris Knight

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) 645-5170 Email cknight1@gmail.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)

see attached

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

see attached

7. This application is for a (check all that apply):

ADMIN. APPEAL (Complete Sect. 1)

SPECIAL EXCEPTION (Complete Sect. 2)

VARIANCE (Complete Sect. 3)

EQUITABLE WAIVER (Complete Sect. 4)

SPECIAL USE PERMIT (JUNK YARD) (Complete Sect. 5)

SECTION 1 – APPEAL FROM AN ADMINISTRATIVE DECISION

(Relating to the interpretation and enforcement of the provisions of the [zoning ordinance](#).)

Decision of the enforcement officer related to zoning ordinance article(s) _____ section(s) _____ and Applicant's opposing interpretation of this ordinance (incl. applicable correspondence, use additional sheets as necessary):

SECTION 2 – SPECIAL EXCEPTION APPEAL

A Special Exception is requested per article(s) _____ section(s) _____ of the [zoning ordinance](#) to permit the proposed use detailed in paragraphs 5 (PLAN) and 6 (USE) of this application. Complete Section 2 questions related to the Zoning Board's Special Exception checklist on page 3.

SECTION 3 – VARIANCE APPEAL

A Variance is requested to deviate from article(s) Article III section(s) G of the [zoning ordinance](#) to permit the proposed use detailed in paragraphs 5 (PLAN) and 6 (USE) of this application. Complete Section 3 questions related to the Zoning Board's Variance checklist on page 4.

SECTION 4 – EQUITABLE WAIVER APPEAL

An Equitable Waiver of Dimensional Requirements is requested to deviate from article(s) _____ section(s) _____ of the [zoning ordinance](#) to permit the proposed use detailed in 5 (PLAN) and 6 (USE) of this application. Complete Section 4 questions related to the requirements of an Equitable Waiver on page 5.

SECTION 5 – SPECIAL USE PERMIT APPEAL

A Special Use Permit, as specified in article III, section D.5 of the [zoning ordinance](#) is requested to permit the proposed junk yard detailed in paragraphs 5 (PLAN) and 6 (USE) of this application. Complete Section 5 questions related to the requirements for a junk yard on page 6.

Information on page 7 is provided to assist you with understanding the zoning process and completing this application. It is not necessary to submit application pages which do not apply to your case. Sign and date below following completion of the application.

This application is not acceptable unless it is complete, accurate and all information necessary to fully understand and advertise your request has been submitted. Use additional sheets as necessary

The undersigned alleges that the information provided on this application is true and accurate to the best of their knowledge.

APPLICANT:  DATE: 1/26/24

5. Plan: Explain exactly what you plan to build and/or do.

The plan involves demolishing the existing non-conforming single-family residence and garage. The existing garage is approximately 19 feet from the road and the existing home is approximately 22 feet from the road, both much less than the required 50-foot setback, creating nonconforming and unsafe conditions.

The plan further involves subdividing the property into two lots, and building a new single-family home on each lot. Each new home would meet the dimensional requirements including; road frontage, one acre of contiguous buildable area, and setbacks. Attachments demonstrate an approved subdivision plan from the State and approved septic designs for each of the two homes.

The property was previously two separate lots of record but was then merged into one lot as it exists today. We did try to purchase backland from an abutter in an effort to meet the minimum acreage requirement, but did not have any luck.

My brother, father, and I, build homes in the greater Concord area with a focus on affordability and energy-efficiency. The homes proposed are modest in size and would be relatively affordable for new construction.

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

The property is in the Residential-Agricultural Zone. The proposed use includes two new single-family homes with attached garages on two new lots created from the existing single lot. The proposed use would meet all dimensional requirements except for the two-acre minimum.

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: - See attached

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:

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

Granting the variance will not alter the essential character of the neighborhood because the proposed single-family use is consistent with the surrounding uses. Further, granting the variance would not threaten the public health, safety, or welfare as the homes will be built to meet all other requirements within the Zoning Ordinance and applicable building codes. In fact, public safety will be improved as the existing non-conforming use will be improved by allowing the new proposed homes to meet the setback requirements as opposed to the existing conditions where the existing single-family home and garage are very close to the road. Granting the variance will also provide a public welfare benefit by providing additional affordable housing and tax revenue to the town.

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

The spirit of minimum lot size requirements is to minimize overcrowding and congested development, and ensure that lots have sufficient buildable area for sanitary facilities and related infrastructure. The proposed single-family homes are fully consistent with those purposes. The lot meets the frontage requirement and even though it is shy of the acreage requirement, the attached Septic System Design Plans approved by NH DES, demonstrate the proposed lots can accommodate the necessary private sewage disposal systems.

3. Granting the variance would do substantial justice because:

The general public would not gain anything by the denial of the variance request. As mentioned previously, the new lots would meet the frontage and setback requirements, and can accommodate the private sewage disposal systems. From the street, the new homes would appear to meet all zoning requirements. The general public would benefit from additional affordable housing being built and additional tax revenue coming into the town.

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

Granting the variance will not diminish the values of the surrounding properties. The property is located within the Residential-Agricultural Zone and is surrounded by a mix of single-family and multi-family homes. The proposed single-family homes are consistent with the character of the neighborhood. The proposed homes will meet all other dimensional requirements and will not encroach on any setbacks as required by the Zoning Ordinance.

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 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:

There is no fair and substantial relationship between the general public purposes of the Zoning Ordinance provision and the specific application of that provision to the subject property. The minimum lot size requirement is a mechanism aimed to prevent overcrowding and congested development. As previously mentioned, the proposed lots

can support single-family homes and are large enough to host a private sewage disposal system as demonstrated by the attached Septic System Design Plans approved by NH DES.

We tried to contact the abutter behind the property by phone and mail in an effort to purchase additional acreage in order to meet the minimum lot size requirement but did not receive a response.

Further, the property was previously two separate lots and has been merged, meaning at one time there could have been two single-family homes on the existing lot.

ii. The proposed use is a reasonable one because:

The proposed use is a reasonable one as the Residential-Agricultural Zone permits single-family homes and the proposed single-family homes are consistent with the character of the neighborhood.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SUBDIVISION APPROVAL DATE: 12/27/2023

APPROVAL NUMBER: eSA2023122702

I. PROJECT LOCATION

Subdivision Name: KNIGHT BROTHERS DEVELOPMENT
Address: 86 GOBORO ROAD
EPSOM NH 03234
Tax Map: U7
Parent Lot No.: 61
No. of Lots: 2
Lot Nos.: 61, 61-1

II. OWNER INFORMATION

Name: KNIGHT BROTHERS CONSTRUCTION, CO.
Address: KNIGHT BROTHERS CONSTRUCTION, CO.
7 MERRIMACK STREET
EPSOM NH 03301

III. APPLICANT INFORMATION

Name: TIMOTHY F BERNIER
Address: PO BOX 3464
CONCORD NH 03302

IV. DESIGNER INFORMATION

Name: TIMOTHY F BERNIER
Address: PO BOX 3464
CONCORD NH 03302
Permit No.: 00871

V. SURVEYOR INFORMATION

Name: TIMOTHY F BERNIER
Address: PO BOX 3464
CONCORD NH 03302
Permit No.: 00823

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. Approved for lot 61 & 61-1 only; and the lot loading is approved based on the current site conditions.

Darren K. King
Subsurface Systems Bureau

DATE OF RECORD: 11/14/2003
 SHEET 1 OF 1

PLAN REFERENCE:

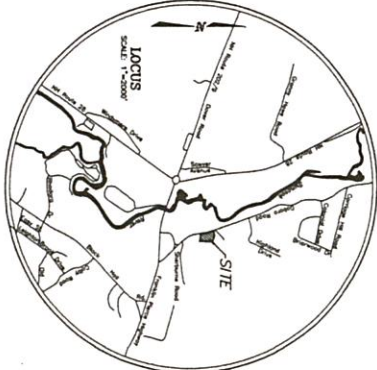
1. PLAN OF SUBDIVISION FOR MAPSHEET 10, RECORD 1, LOT 61, AS SHOWN ON THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
2. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.

MINIMUM LOT SIZE

MINIMUM LOT SIZE FOR THESE SOILS PER MAP 1000-1 IS 20,000 S.F.
 LOT SIZE (PROPOSED) = 43,214 S.F. 1,152% OF REQUIRED
 LOT #1-1 = 53,000 S.F. 1,425% OF REQUIRED

NOTES:

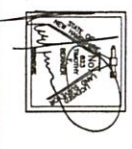
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF LOT #1 AS SHOWN ON THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
2. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
3. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
4. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
5. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.
6. THE PARCELS SHOWN HEREON ARE IN THE TOWN OF EPSOM'S RECORD 1, MAP 17 AND 2 NEW RESIDENTIAL, BULKHEAD LOT.



SUBDIVISION PLAN
 Land of
KNIGHT BROTHERS DEVELOPMENT CO.
 ASSSORS MAP 17 LOT 61
 86 GOBORO ROAD
 EPSOM, NEW HAMPSHIRE
 SCALE: 1"=30'
 DATE: NOVEMBER 2003
 SHEET 1 OF 1

T.F. BRENNER, INC.
 Lead Surveyor - Designer - Civil Engineer
 50 PLAZA STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 TEL: (603) 224-1149 - Fax: (603) 224-0507

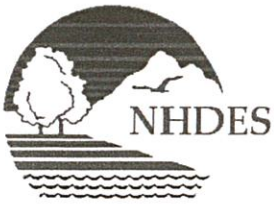
NO.	REVISION	DATE



SOILS LEGEND
 GCR - GRAVELLY FINE SANDY LOAM
 BMS - BROWN MEDIUM SANDY LOAM
 S-BL - SILTY CLAY, LOESS TYPE

IN VIEW AND APPROVED
 PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 WATER DIVISION
 Permit 11277993
 HDS-A2023122702





The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 7/21/2023

APPROVAL NUMBER: eCA2023072127

I. PROPERTY INFORMATION

Address: 86 GOBORO ROAD
EPSOM NH 03234

Subdivision Approval No.: PRE-1967

Subdivision Name:

County: MERRIMACK

Tax Map/Lot No.: U7/61

II. OWNER INFORMATION

Name: ROBERT MORGAN

Address: 1430 SHAMROCK LANE
COSTA MESA CA 92626

III. APPLICANT INFORMATION

Name: TIMOTHY F BERNIER

Address: PO BOX 3464
CONCORD NH 03302

IV. DESIGNER INFORMATION

Name: TIMOTHY F BERNIER

Address: PO BOX 3464
CONCORD NH 03302

Permit No.: 00871

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 450 GPD

D. OTHER CONDITIONS AND WAIVERS:

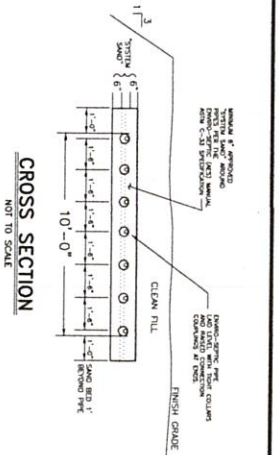
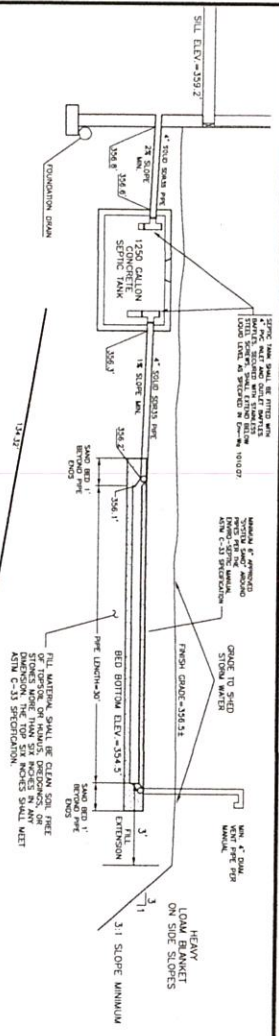
1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. No waivers have been approved.

Eric J. Thomas
Subsurface Systems Bureau

NHDES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964



SOIL TYPE
 ZB6 - WINDSOR LOAMY SAND
 SOIL INFORMATION FROM THE
 SOIL WEB SOIL SURVEY

LEACH BED CALCULATIONS

DESIGN INTENT
 (1) THE BOTTOM OF THE PERFORATED SYSTEM (EPS) SHALL BE CONSTRUCTED AT 254.5 FEET [±] 15 APPROXIMATELY 1.5 FEET BELOW ORIGINAL GROUND ON THE HIGH END OF THE DESIGNED DISTRIBUTION SYSTEM (EPS).

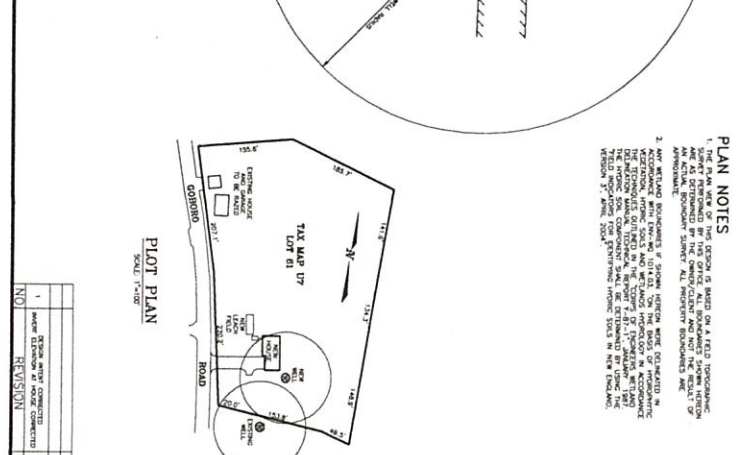
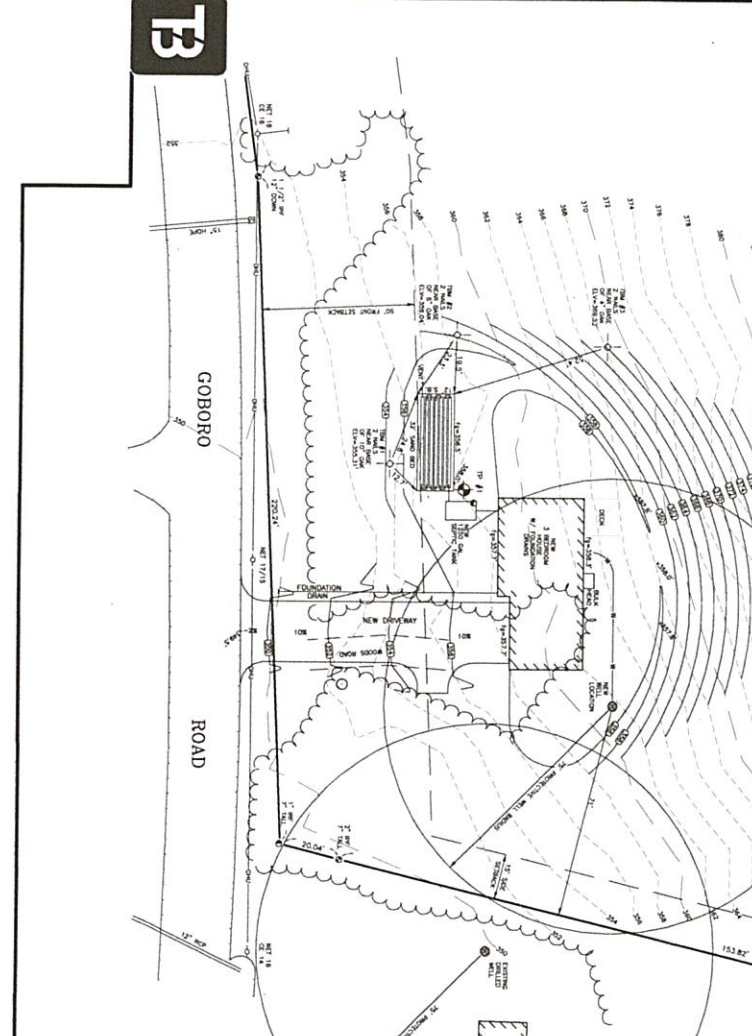
PERCOLATION TEST
 PERC DATE 7 JANUACH AT 38

ISDS OPERATING REQUIREMENTS

1. THE SERVICE (TANK) SHALL BE INSPECTED FOR ACCUMULATION OF SOLIDS AND SURFACE SOIL AT A FREQUENCY OF AT LEAST ONCE PER YEAR. THE INSPECTION SHALL BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER OR A LICENSED SEWER INSPECTOR. THE INSPECTION SHALL BE CONDUCTED AT THE TIME OF THE SEWER INSPECTION AND SHALL BE RECORDED IN THE SEWER INSPECTION REPORT.
2. TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH LINES, GRAVEL AND SANDY SOLIDS SHALL BE PREVENTED FROM ENTERING THE SYSTEM. THE SEWER TANK SHALL BE PROVIDED WITH A SCREEN TO PREVENT SOLIDS FROM ENTERING THE SYSTEM.
3. SOLIDS AND HAZARDOUS WASTES SHALL NOT BE DISPOSED ON OR NEAR THE SYSTEM.
4. TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND LEACH LINES, VEHICLES, LAWNS, AND OTHER EQUIPMENT SHALL NOT BE OPERATED ON THE GROUND SURFACE ABOVE THE SERVICE TANK, DISTRIBUTION LINES, OR LEACH LINES.
5. IF THE SYSTEM IS FOUND TO BE OBSTRUCTED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION AND FOR THE COST OF THE PERCOLATION TEST.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF OPERATION AND MAINTENANCE OF THE SYSTEM.
7. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS AND REPLACEMENT OF THE SYSTEM.
8. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF ANY DAMAGE TO THE SYSTEM.

CONSTRUCTION NOTES

1. THE DESIGN SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF A NEW ENGLAND REGISTERED PROFESSIONAL ENGINEER. THE DESIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE PERCOLATION TEST RESULTS.
2. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
3. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
4. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
5. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
6. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
7. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
8. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
9. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.
10. ALL PERFORATED SYSTEMS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18 INCHES OF SAND AND GRAVEL OVER THE PERFORATED SYSTEM.



PLAN NOTES

1. THE PLAN VIEW OF THIS DESIGN IS BASED ON A FIELD TOPOGRAPHIC SURVEY CONDUCTED BY THE DESIGNER. THE DESIGNER HAS VERIFIED THE ACCURACY OF THE SURVEY DATA AND HAS FOUND IT TO BE SATISFACTORY FOR THE PURPOSES OF THIS DESIGN.
2. ANY MATERIALS OR METHODS NOT SPECIFICALLY MENTIONED IN THIS DESIGN SHALL BE APPROVED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MATERIALS OR METHODS NOT SPECIFICALLY MENTIONED IN THIS DESIGN.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COST OF OPERATION AND MAINTENANCE OF THE SYSTEM.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS AND REPLACEMENT OF THE SYSTEM.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF ANY DAMAGE TO THE SYSTEM.

LOCATION PLAN

APPLICANT: T. F. BERBER, INC.
 P.O. BOX 3464
 CONCORD, NH 03302-3464

DESIGNERS PERMIT NO. 871

SCALE: 1" = 20'

DATE: JULY 2023

INCHES SUBSURFACE SYSTEM BUREAU SUBDIVISION APPROVAL, NO. N/A PRIORITY TO 1987

APPROVED AND APPROVED
 REVIEWED AND APPROVED
 DATE: 7/21/2023

SEPTIC SYSTEM DESIGN PLAN

Prepared by: **JEFFREY KNIGHT**
 8 HANDEL ROAD, NEW, NH 03584

Site Location: TAX MAP LOT 61
 66 GOBORO ROAD, EPSOM, NEW HAMPSHIRE
 DEED RECORDED VOL. 3814 PG. 1 COUNTY OF MERRIMACK

Owner of Record: **ROBERT J. & ISA MORGAN**
 P.O. BOX 3464
 CONCORD, NH 03302-3464
 COSTA MESA, CA 92626

REVIEWED AND APPROVED
 DATE: 7/21/2023

REVISIONS

NO.	REVISION	DATE
1	DESIGNER'S COPY	7/14/23

LOCATION PLAN
 NOT TO SCALE

3:46 PM
 \$24.00 PAID CK #458
 David R. Noyes
 #12643

OWNERSHIP AND LAND SURVEYING

OWNERSHIP OF REAL ESTATE IS COMPLEX. CONFLICTS MAY RESULT WHEN MORE THAN ONE PARTY HOLDS WRITTEN TITLE TO THE SAME LAND, WHEN ONE PARTY HAS WRITTEN TITLE TO THE SAME LAND, BUT THE OTHER PARTY HAS NOT, WHEN WRITTEN TITLE DESCRIPTIONS ARE AMBIGUOUS, THEREFORE, BECAUSE NO LAND SURVEYOR, SAVY OR BEING LICENSED BY THE STATE OF NEW HAMPSHIRE, HAS THE STATUTORY AUTHORITY TO DETERMINE THE ACCURACY OF WRITTEN TITLE DESCRIPTIONS, SURVEYING SHOWS THE LOCATION OF PHYSICAL EVIDENCE FOUND DURING THIS INVESTIGATION AND ANY MONUMENTS SET ARE PLACED ON THE BASIS OF THE EVIDENCE OR BY AGREEMENT OR FOR UTTEROR DUES.

#12643 RECORDED FEB 25, 3:46 PM, 1993
 Order: Thomas E. Adams, Deputy Register

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON THROUGH THE ESTATE OF GERTRUDE STEVENS.

Marguerite M. Brockway
 MARGUERITE M. BROCKWAY
 DATE: 2/24/93

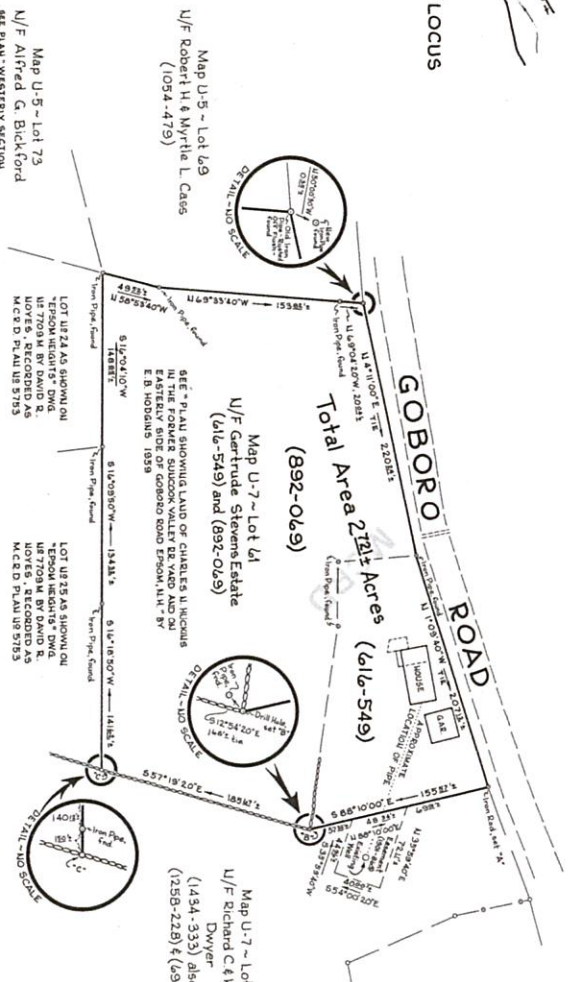
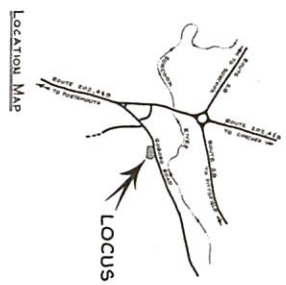
STATE OF NEW HAMPSHIRE, COUNTY OF MERRIMACK,
 ON THIS 24th DAY OF FEBRUARY, 1993 BEFORE ME THE
 UNDERSIGNED, A NOTARIAL PUBLIC, PERSONALLY KNOWN TO ME, OR
 SATISFACTORILY PROVED TO BE THE PERSON WHOSE NAME IS
 SUBSCRIBED TO THE ABOVE, THE STATE FOR THE PURPOSES
 HEREIN, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Spada A. Stronach
 NOTARY PUBLIC
 DATE: 2/24/93



NOTE

BOUNDARY LINE "A" TO "B" TO "C" ESTABLISHED BY EXCHANGE OF DEEDS (1901-449) & (1901-847). ALSO, EASEMENT FOR EXISTING WELL AND PIPELINE DERIVED IN DEED (1901-849).



Map U-5 - Lot 6B
 U/F Robert H & Myrtle L. Case
 (1054-479)

Map U-7 - Lot 6A
 U/F Gertrude Stevens Estate
 (616-549) and (892-069)

Map U-7 - Lot 6D
 U/F Richard C & Karen A. Dwyer
 (1434-333) also see (1259-228) & (498-065)

Map U-5 - Lot 73
 U/F Alfred G. Bickford
 SEE PLAN WESTERN SECTION
 LAND OF ATFIELD BUCKROD
 (1945-1060) DWG. 118 8023 BY
 DAVID R. NOYES 3/16/1981



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS IS NOT A CONSULTING OR OWNERSHIP JOB IN IT AND I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

2/24/93
 DATE

David R. Noyes, Esq.	Surveyor
117 FOREMAN RD.	AMHERST, NH 03051
EPSON, NH	PHYSICAL EVIDENCE
PLAN OF SURVEY FOR	
MARGUERITE M. BROCKWAY	
FEB 16, 1993	9103 A

BRP



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 1/25/2024

APPROVAL NUMBER: eCA2024012508

I. PROPERTY INFORMATION

Address: 86 GOBORO ROAD
EPSOM NH 03234
Subdivision Approval No.: ESA2023122702
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: U7/61-1

II. OWNER INFORMATION

Name: KNIGHT BROTHERS CONSTRUCTION, CO.
Address: KNIGHT BROTHERS CONSTRUCTION, CO.
7 MERRIMACK STREET
CONCORD NH 03301

III. APPLICANT INFORMATION

Name: TIMOTHY F BERNIER
Address: PO BOX 3464
CONCORD NH 03302

IV. DESIGNER INFORMATION

Name: TIMOTHY F BERNIER
Address: PO BOX 3464
CONCORD NH 03302
Permit No.: 00871

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 450 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. No waivers have been approved.

Travis Guest
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 1/25/2028, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202400226-1
APPROVAL NUMBER: eCA2024012508
RECEIVED DATE: January 22, 2024
TYPE OF SYSTEM: ENVIROSEPTIC
NUMBER OF BEDROOMS: 3



200 feet Abutters List Report

Epsom, NH
January 26, 2024

\$ 525
10X13.00
+395.00

Subject Property:

Parcel Number: 000U07-000061-000000
CAMA Number: 000U07-000061-000000
Property Address: 86 GOBORO ROAD

Mailing Address: KNIGHT BROTHERS DEVELOPMENT CO
7 MERRIMACK STREET - mailing address
CONCORD, NH 03301

Abutters:

Parcel Number: 000U05-000066-000000
CAMA Number: 000U05-000066-000000
Property Address: 63 GOBORO ROAD

Mailing Address: 63 GOBORO ROAD EPSOM LLC
PO BOX 571
GREENLAND, NH 03840

Parcel Number: 000U05-000067-000000
CAMA Number: 000U05-000067-000000
Property Address: 67 GOBORO ROAD

Mailing Address: CUMMINGS, RAYMOND C., TRUSTEE
CUMMINGS, EILEEN/CUMMINGS, R.
SOUTH VILLAGE ROAD P.O. BOX 7021
LOUDON, NH 03302

Parcel Number: 000U05-000068-000000
CAMA Number: 000U05-000068-000000
Property Address: 91 GOBORO ROAD

Mailing Address: CAHILL-YEATON, MIRIAM TRST
YEATON, NORMAN TRST
YEATON FAMILY TRUST 91 GOBORO
ROAD
EPSOM, NH 03234

Parcel Number: 000U05-000069-000000
CAMA Number: 000U05-000069-000000
Property Address: 64 GOBORO ROAD

Mailing Address: TIRONE, DAVID TIRONE, LISA
64 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U05-000070-000000
CAMA Number: 000U05-000070-000000
Property Address: 56 GOBORO ROAD

Mailing Address: COMIRE, SAMANTHA COMIRE,
DOUGLAS
56 GOBORO ROAD
EPSOM, NH 03234

Parcel Number: 000U05-000073-0000A3
CAMA Number: 000U05-000073-0000A3
Property Address: 62 GOBORO ROAD

Mailing Address: DUQUETTE, WILLIAM
58 SLEEPER CIRCLE
FREMONT, NH 03044

Parcel Number: 000U07-000008-000000
CAMA Number: 000U07-000008-000000
Property Address: HIGHLAND DRIVE

Mailing Address: RICUPERO, JOSEPH
1222 BENNINGTON STREET
EAST BOSTON, MA 02128

Parcel Number: 000U07-000059-000000
CAMA Number: 000U07-000059-000000
Property Address: 1032 HIGHLAND DRIVE

Mailing Address: MORAN, PAUL F MORAN, KAREN D
1032 HIGHLAND DRIVE
EPSOM, NH 03234

Parcel Number: 000U07-000060-000000
CAMA Number: 000U07-000060-000000
Property Address: 90 GOBORO ROAD

Mailing Address: DYE, JOHN A DYE, HARLEY SPEED
90 GOBORO ROAD
EPSOM, NH 03234



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.