

Accepted by ZBA \_\_\_\_\_  
Date: \_\_\_\_\_  
Case #: \_\_\_\_\_

Amt Pd / Chk # \$525.00 / CK# 148  
Date: 5-16-23  
Rec'd By: mt RECEIVED

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

MAY 16 2023

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

COLLECTOR'S OFFICE  
EPSOM, NH

This appeal is for property recorded at the Merrimack County Registry of Deeds in Book(s) # 3791

Page(s) # 1961 and is identified on Epsom Tax Map #: 419 Lot #: 21 Sub-lot #: -

1. Name of present property owner: John W. Norton Jr. & Maria C. Norton  
(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):  
N/A

3. Telephone #: 603-973-2131 Email JCRealestate22@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)

Please review our application for a special exception and adjudicate the request to approve  
\_\_\_\_\_ a short-term rental. The homeowner will abide by the ordinance's article VI (D)(5) and additional criteria,  
\_\_\_\_\_ ensuring the dwelling is not occupied for more than seven (7) months per year, and the rental  
\_\_\_\_\_ agreement meets the length of stay per the statute. The conditions of the short-term limit the  
\_\_\_\_\_ number of guests to a maximum of 4 (four) adults in the property (two guests per room), either inside  
\_\_\_\_\_ or outside the house; thus, ensuring its use does not create adverse impacts or unnecessary hardship.  
\_\_\_\_\_  
\_\_\_\_\_

6. **USE:** What is the proposed use for your **PLAN**, or how is the existing use of your property affected:  
\_\_\_\_\_ Instead of utilizing the home as a permanent residence, we propose using it for recreational purposes  
\_\_\_\_\_ and making it available to short-term renters within the terms of length of stay, yearly occupancy, and maximum capacity.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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) III section(s) U-Short Term Rentals 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) \_\_\_\_\_ section(s) \_\_\_\_\_ 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: 5/16/23



**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?

As homeowners, we will contribute additional income through tax revenues to the state and hope the guest can benefit the community in terms of economic benefit. In addition, we hope to integrate the travelers into the community by allowing them to stay in our home, creating a diverse and cultural setting.

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

The house's indoor and outdoor structures have remained unchanged, and no plans are made to negatively alter the area's setting, flora, or fauna. In addition, signs have been placed to separate the boundaries between properties to ensure NH's trespassing laws are followed, signs have been added to ensure the waterfowl is protected, and noise curfew is posted.

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?

The homeowners will ensure the fire department inspects the house appropriately and abides by all safety regulations. Also, the homeowners reserve the right to screen the guests' identity, age, and their past rental history before accepting the request. Instant bookings are not acceptable. And they reserve the right to evict any tenant who does not abide by the house rules or violates any of the rental agreement terms.

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

Allowing short-term rentals within the ordinance's maximum terms should not impact housing prices or rents since it will remain vacant for 44% of the year's nights.

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

The homeowner limits the number of guests to a maximum of 4 (four) adults on the property, prohibits all sorts of events, and bans parties. Also, homeowners enforces quiet hours to respect the neighbors. In addition, it provides safety floating devices. The owners have 24/7 remote access to live-view cameras on-site to check occupancy and noise. Furthermore, have direct contact with guest to address any concerns.

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

Several manuals (printed and digital versions) are available to guests with guidance regarding trash disposal, quiet hours, water access and responsibilities, septic issue, conscious water usage, NH's trespassing laws, and general information regarding the house. In addition, guest must confirm and accept the house rules when signing the rental agreement and complete the booking request.

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?

A proper water filtration system was installed in the dwelling. The homeowner had the system professionally serviced and changed the filters as required by the service representative. In addition, the septic tank has been serviced, inspected, and pumped, and we commit to performing a professional clean-up service once every twelve (12) months.



# 200 feet Abutters List Report

Epsom, NH  
May 16, 2023

## Subject Property:

Parcel Number: 000U19-000021-000000  
CAMA Number: 000U19-000021-000000  
Property Address: 4 LAKE VIEW ROAD

Mailing Address: NORTON JR., JOHN W NORTON, MARIA  
C  
4 LAKE VIEW ROAD  
EPSOM, NH 03234

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## Abutters:

Parcel Number: 000U19-000005-000002  
CAMA Number: 000U19-000005-000002  
Property Address: 15 LAKE VIEW ROAD

Mailing Address: ANDERSON FAMILY REV. TRUST  
ANDERSON, FREDERICK E. & CLARA  
15 LAKEVIEW ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000018-000000  
CAMA Number: 000U19-000018-000000  
Property Address: 16 LAKE VIEW ROAD

Mailing Address: BOUCHER, RICHARD D, TRUSTEE  
RICHARD D. BOUCHER REVOCABLE T  
16 LAKE VIEW ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000019-000000  
CAMA Number: 000U19-000019-000000  
Property Address: 12 LAKE VIEW ROAD

Mailing Address: CIMENIAN, SHANT M CIMENIAN, VILMA  
12 LAKE VIEW ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000020-000000  
CAMA Number: 000U19-000020-000000  
Property Address: 8 LAKE VIEW ROAD

Mailing Address: PAQUETTE, DONALD J PAQUETTE,  
GERALDINE A  
8 LAKE VIEW ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000022-000000  
CAMA Number: 000U19-000022-000000  
Property Address: 119 CHESTNUT POND ROAD

Mailing Address: CLOUTIER, RITA B, TRUSTEE R B  
CLOUTIER REV TRUST 2006  
119 CHESTNUT POND ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000023-000000  
CAMA Number: 000U19-000023-000000  
Property Address: 139 CHESTNUT POND ROAD

Mailing Address: ROGERS, CHRISTOPHER E, TRUSTEE  
ROGERS, GAIL M, TRUSTEE  
64 CONSTANCE STREET  
BEDFORD, NH 03110

Parcel Number: 000U19-000052-000000  
CAMA Number: 000U19-000052-000000  
Property Address: 132 CHESTNUT POND ROAD

Mailing Address: FILIATRAULT, LUCIEN A FILIATRAULT,  
PATRICIA A  
39 MORRISON RD  
WINDHAM, NH 03087

Parcel Number: 000U19-000053-000000  
CAMA Number: 000U19-000053-000000  
Property Address: 116 CHESTNUT POND ROAD

Mailing Address: MUISE, MICHAEL J. MUISE, MONIKA M.  
116 CHESTNUT POND ROAD  
EPSOM, NH 03234

Parcel Number: 000U19-000053-000001  
CAMA Number: 000U19-000053-000001  
Property Address: CHESTNUT POND ROAD

Mailing Address: CAPLIS, JOHN 2018 TRUST  
60 WICKLOW AVENUE  
MEDFORD, MA 02155

Parcel Number: 000U19-000054-000000  
CAMA Number: 000U19-000054-000000  
Property Address: 108 CHESTNUT POND ROAD

Mailing Address: CHATWIN JR, RICKY CHATWIN, ALISON  
108 CHESTNUT POND 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.

5/16/2023

Page 1 of 1



Parking Availability  
4 Lake View Road, Epsom NH

①



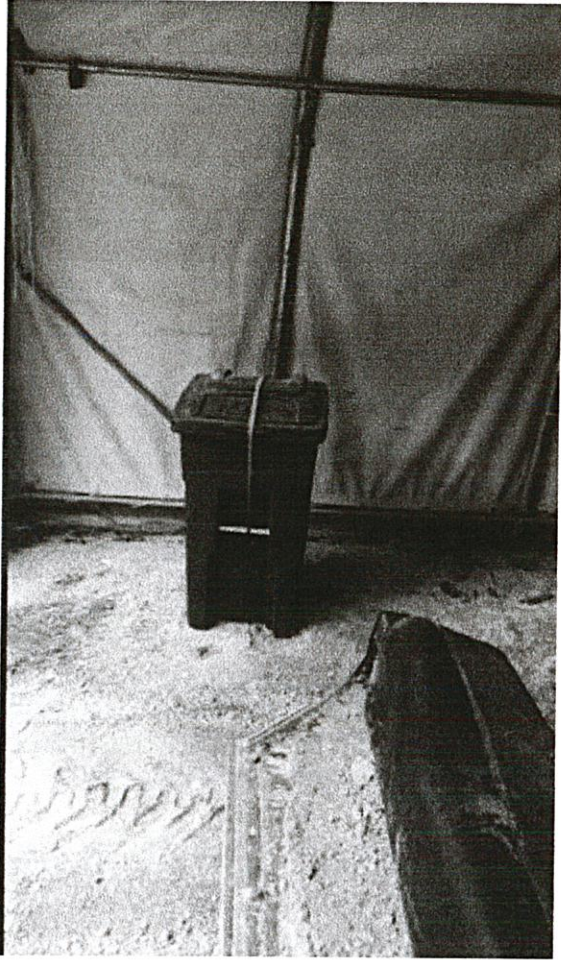
②



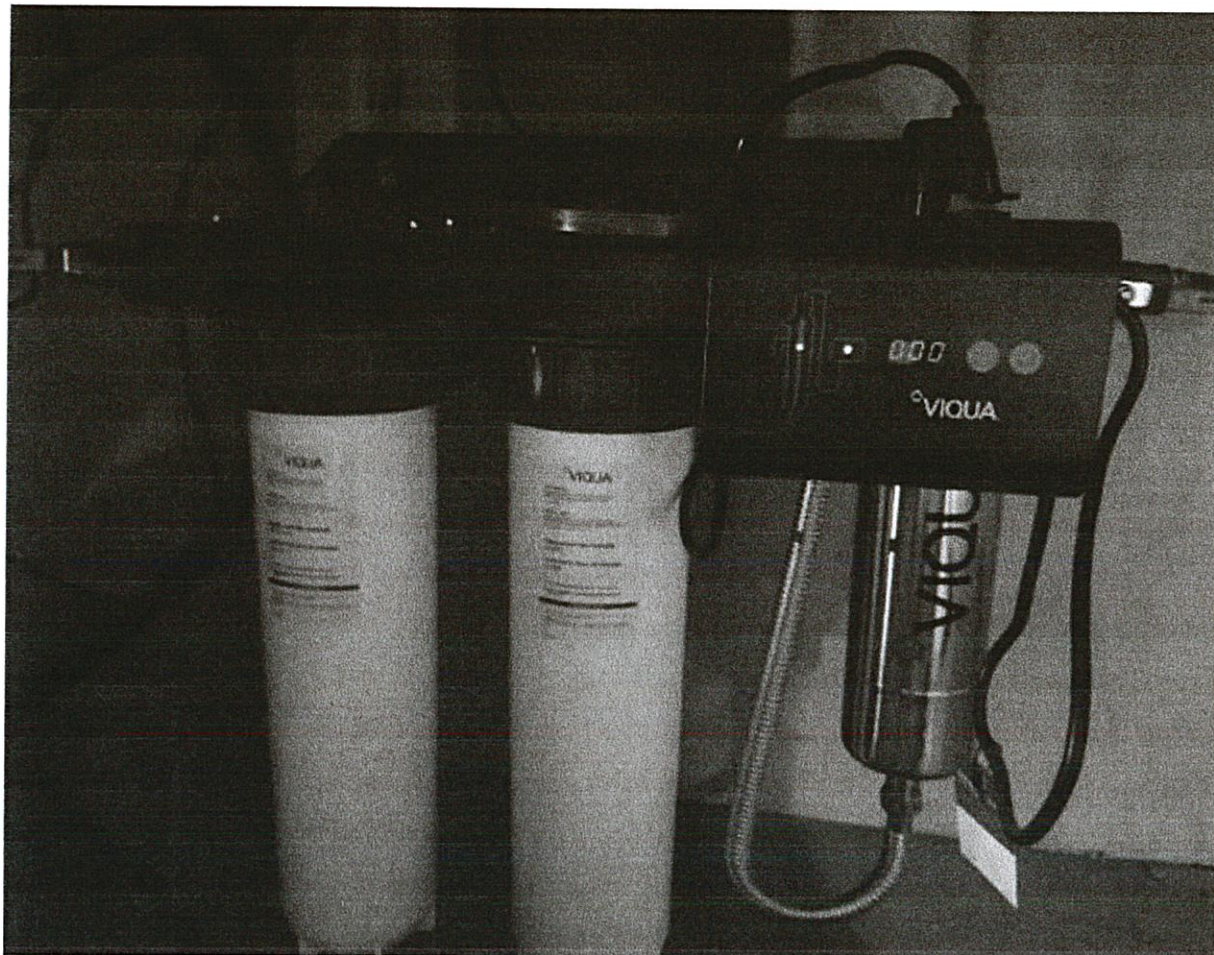
→ PLUS ADDITIONAL PARKING IN  
CAR PLOT LISTED IN PICTURE #1



Secured Outdoor Designated Trash Disposal  
4 Lake View Road, Epsom NH



Filtration System for Potable Water  
4 Lake View Road, Epsom NH







**KENT CLEAN SEPTIC, L.L.C.**  
 4B Crane Way  
 Hooksett, NH 03106  
 www.kentcleansepticsservice.com  
 (603) 668-KENT (5368)

# INVOICE

DATE	7/5/22
NUMBER	69186

*John Norton*  
 4 Lake View Dr  
 Exeter

TERMS: Interest at 1½% per month, equal to 18% annually, will be charged after 30 days. \$25 fee for all returned checks.

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	555. <sup>00</sup>
	Pumping Septic Tank	295. <sup>00</sup>
	Extra Digging Pump 5k-500g	175. <sup>00</sup>
	Snaking Pipes	
	Service Call EMG	85. <sup>00</sup>
	Jetting	
	Septic Inspection	
	PAID #142 7/12/22	
PLEASE PAY FROM THIS STATEMENT - PAYMENT IS DUE UPON RECEIPT		
	10' LRC house	
KENT CLEAN SEPTIC IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO DRIVEWAYS, COVERS AND/OR SPRINKLER SYSTEMS.		

1500  
 Gallon  
 TANK



**KENT CLEAN SEPTIC, L.L.C.**  
 4B Crane Way  
 Hooksett, NH 03106  
 www.kentcleansepticsservice.com  
 (603) 668-KENT (5368)

*John Norton*

KENT CLEAN SEPTIC, L.L.C.

Thank You

PAY LAST AMOUNT IN THIS COLUMN

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	555. <sup>00</sup>
	295	295. <sup>00</sup>
	175	175. <sup>00</sup>
	85	85. <sup>00</sup>
PAYMENT IS DUE UPON RECEIPT		
RESPONSIBLE FOR ANY DAMAGE TO DRIVEWAYS, COVERS AND/OR SPRINKLER SYSTEMS.		

Thank You

PAY TO THE ORDER OF

DATE	7/5/22
NUMBER	69186





## Epsom Assessing

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To: Epsom Fire  
Subject: RE: 4 lake view dr

*Kind regards,*

Megan Rheaume  
Office Assistant  
Planning Board Land Use Clerk  
Zoning Board of Adjustment Land Use Clerk  
Epsom Selectmen's Office  
(603)-736-9002



**From:** Epsom Fire [<mailto:epsomfireoffice@gmail.com>]  
**Sent:** Tuesday, May 16, 2023 10:53 AM  
**To:** Epsom Assessing  
**Subject:** 4 lake view dr

This email is to inform the board that i did a safety inspection at 4 Lake view dr Monday 5/15/2023 and everything passed and was acceptable in a pre-existing house for a short term rental and i will follow up with the Fd house safety inspection form the end of the week for the file.

Captain Joel French  
Epsom fire department



**STATE OF NEW HAMPSHIRE**  
 Department of Natural and Cultural Resources  
 Division of Forests and Lands  
 Forest Protection Bureau

Permit to  
 Kindle Fire  
 DNCR Form 5601A  
 Rev. 10/2018

Written Landowner Permission Received

PERMITTEE Sohn  
 LANDOWNER NAME & ADDRESS Norton

(If Different than permittee)  
 LOCATION OF FIRE 4 Large View DR

START DATE: 5/15/23 END DATE: 12/31/23

PERMIT FOR:  Category I 5:00pm - 9:00am  Category II 5:00pm - 9:00am  
 KINDLE TIME: Any time

SEASONAL PERMITS - Expire Dec. 31<sup>st</sup>  
 Category I 5:00pm - 9:00am  Category II 5:00pm - 9:00am  
 Any time

Category II and III Fires can be kindled between 9:00am and 5:00pm ONLY when there is sustained rain.

Refer to the synopsis on the back of this form for specific category requirements.  
**No trash, treated or manufactured wood, or material greater than 5 inches in diameter shall be burned at any time!**  
 Burning under the authority of this permit will be valid only if it does not violate N.H. DES Air Resources Division regulations.  
**CAUTION - PERMIT SUMMARILY SUSPENDED:** 1. If fire is kindled at unspecified date, time or place; 2. If weather is unfavorable or a proclamation closing woodlands is in force; 3. If help and equipment is inadequate to control fires; 4. If material not specified is burned.  
**NO FIRES SHALL BE LEFT UNATTENDED AT ANY TIME WITHOUT BEING COMPLETELY EXTINGUISHED.**  
**A BURIED FIRE IS NOT CONSIDERED EXTINGUISHED.**

Director  
 Division of Forests and Lands  
 172 Pembroke Road  
 Concord, New Hampshire 03301  
 (603) 271-2214 www.nhdfi.org

I, the undersigned permittee, am eighteen years of age or older, understand the law, regulations and my responsibilities under the terms of this permit and have read the synopsis of the law and rules contained on the back of this permit.

Signature of Permittee: [Signature]

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: 978-2131

e-mail: \_\_\_\_\_

Issuing Agent: [Signature]

Town of: Wilton

Date Issued: 5/15/23 Fire Dept. Tel.: 736-2321

NO CATEGORY II OR III FIRE SHALL BE KINDLED BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. UNLESS ACTUALLY RAINING.

White - Applicant

Yellow - Issuing Agent