

**TOWN OF EPSOM
ZONING BOARD OF ADJUSTMENT MEETING
Epsom Meeting House, 1596 Dover Road, Epsom, New Hampshire
November 14, 2023, 6:00 PM**

PRESENT

Glenn Horner, Chair
Alan Quimby, Member
Jason Johnson, Member
Andrew Ramsdell, Member
Prescott Towle, Alternate Member
Roger Rheume, Alternate Member

ALSO PRESENT

Jennifer Riel, Recording Secretary
Virginia Drew, Board of Selectmen Representative
Meadow Wysocki
Ricky Harrison
Mildred Harrison
John Bisson, Esq.
Rob Topik
Phil Tomachio
Kristen Tomachio

CALL TO ORDER

Chair Horner called the meeting to order at 6:00 PM.

Introductions were made of the Board members present. Chair Horner asked Mr. Johnson and Mr. Towle to sit on the Board as full members for this meeting.

APPROVAL OF MINUTES

Meeting of November 1, 2023 – Edits were made.

MOTION: To approve the minutes as amended. Motion by Mr. Quimby. Second by Mr. Johnson. Motion passed, 6-0-0.

Ricky Harrison has submitted a new variance application to construct an upgraded contractor parking area to be used for paving vehicles. This application is similar to that previously denied in Case 2023-07 (Harrison-Var.). The Board will review the application to determine if it has changed sufficiently to allow for its acceptance and establishing as a new case. The property is located on Dover Road within the Residential/Light Commercial Zoning District and is identified on Epsom Tax Map U5 as Lot 83. Public testimony will not be taken during these deliberations.

Chair Horner stated the reason this application is being considered is because the case was previously heard and denied but if the application changes significantly, it can be heard. He stated there needs to be significant material change or a change in requirements. He stated there was a change in 2007 for criteria for a variance but that is not the case for this application. Chair Horner stated after reviewing the application, the use does appear to be different from the previous application; there was an addition of a carport over the trucks and trailers with a dedicated drain to a tank which would be pumped periodically. He noted there is not a lot of detail regarding the structure and tank but that would hopefully be presented at a public hearing if this application is accepted.

Chair Horner stated the voting members for this case would be Mr. Johnson, Mr. Quimby, Mr. Towel, and Mr. Ramsdell.

Chair Horner stated the Board needs to determine whether the application is materially different. Mr. Quimby stated he believes there is enough that is materially different, and it should be reheard. Mr. Ramsdell stated he agrees there were significant changes to the application, and it appears some of the changes may address the concerns he had with the original presentation. The Board reviewed and discussed the application and plans presented.

Chair Horner stated there is an aquifer protection in this area which needs to be considered. Mr. Ramsdell agreed and noted that whatever system is proposed, needs to take the aquifer and public water supply into consideration. Mr. Towle asked if NH DES would have any oversight. Chair Horner stated the Water District oversees this aquifer and well head area as well as the drainage across Route 4. Chair Horner noted the “contractor yard” is a different variance versus the paving business applied for in the original variance.

MOTION: To accept the application from Ricky and Mildred Harrison for Tax Map U5 as Lot 83. Motion by Mr. Johnson. Second by Mr. Ramsdell. Motion passed 5-0-0.

Other

Chair Horner stated proposed zoning ordinance amendments have been distributed for review by the Board. Mr. Johnson stated these suggestions came from Central New Hampshire Regional Planning Commission, for consideration by the Planning Board. The Planning Board requested input from the ZBA.

Mr. Quimby left the meeting.

ADJOURN: Motion by Mr. Johnson. Second by Mr. Ramsdell. Motion passed, 5-0-0.

The meeting was adjourned at 6:23 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary