

**TOWN OF EPSOM
ZONING BOARD OF ADJUSTMENT MEETING
Epsom Fire Station Meeting Room, Epsom, New Hampshire
April 3, 2024, 6:30 PM**

PRESENT

Glenn Horner, Chair
Gary Matteson, Vice Chair
Gary Kitson, Member
Lisa Thorne, Member
Roger Rheume, Alternate Member
Andrew Ramsdell, Alternate Member

ALSO PRESENT

Jennifer Riel, Recording Secretary- via Zoom
Virginia Drew, Board of Selectman Representative
A. McQuarrie, Esq., representative for NVK Land Trust- via Zoom
Benjamin Bradford- via Zoom
Alex Losh- via Zoom
Mike Novak- via Zoom
Gerry Paquette, resident – via Zoom
Yasir – via Zoom
Cameron Lilley, resident

CALL TO ORDER

Chair Horner called the meeting to order at 6:30 PM. Introductions were made of the Board members present.

Chair Horner asked Mr. Ramsdell to sit on the Board for this meeting.

Case 2024-01 (Terry – Var.) Rehearing - Attorney McQuarrie, representing NVK Land Trust, owner of the property, has been granted a rehearing of the Zoning Board's denial of a variance to Article III, Section G [Residential Single and Multi-Family Residence Requirements], paragraph 1 [Single Family Requirements] b. [Building Lots] to allow construction of a single family residence on a pre-existing lot with no public road frontage (200 feet required). The property is located on Chestnut Pond Road (private) within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-19 as Lot 46.

Chair Horner stated the Board consulted with Town Counsel who advised that this lot is vested pursuant to RSA 674:39, and no variance is needed for a Building Permit. He asked for a motion to confirm no variance is needed to Article III, Section G. He confirmed no revision of the previous motion is needed.

MOTION: Motion that a variance to Article III, Section G [Residential Single and Multi-Family Residence Requirements], paragraph 1 [Single Family Requirements] b. [Building Lots] to allow construction of a single family residence on a pre-existing lot with no public

road frontage (200 feet required) is not needed. The property is located on Chestnut Pond Road (private) within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-19 as Lot 46. Motion by Mr. Ramsdell. Second by Mr. Matteson. Motion passed unanimously.

Chair Horner stated no formal written decision will be issued and advised the property owner that he is now able to go to the Building Inspector to request a Building Permit. He stated the motion to confirm the action will be contained within the meeting minutes and placed in the property file.

APPROVAL OF MINUTES

Meeting of March 20, 2024 – No edits were made.

MOTION: To approve the minutes as presented. Motion by Mr. Matteson. Second by Ms. Thorne. Motion passed unanimously.

Other

Chair Horner stated the Board of Selectman, Planning Board, Zoning Board and Town Counsel will be having a meeting to discuss RSA 674:41 regarding private roads on May 6, 2024.

The Board discussed amending the procedures to move the review and approval of minutes to the end of the meeting. After discussion, it was agreed to retain the current procedures.

ADJOURN

Chair Horner adjourned the meeting at 6:46 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary