

Accepted by ZBA _____
Date: _____
Case #: _____

Amt Pd / Chk # \$603.00 / CK# 18285
Date: 2-25-26
Rec'd By: (MP)

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

RECEIVED

FEB 25 2026

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

EPSOM SELECT BOARD

This appeal is for property recorded at the Merrimack County Registry of Deeds in Book(s) # 3805

Page(s) # 893 and is identified on Epsom Tax Map #: U6 Lot #: 12 Sub-lot #: _____

1. Name of present property owner: Sam Patterson Real Estate
(and principal officer if business): Sam Patterson
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 #: 603-300-2950 Email nepaving@netzero.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)

Intent of this project is to subdivide a total of three lots off the parent lot at 2128 Dover Point.

Frontage to be on Granny Howe Road and Saturley Road, which are Class VI roads.

Applicant requests a variance to allow subdivision on a Class VI road.

6. **USE:** What is the proposed use for your **PLAN**, or how is the existing use of your property affected:
The intent of this project is to subdivide three (3) residential lots from the parent lot.

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) 2 section(s) A.2 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: _____

Danny W. Gio

DATE: _____

2/13/24

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: Lots would meet all other lot requirements, area, frontage, etc. Lots would be accessed through the Class V road through Chichester. Applicant agrees to limit town responsibility for road and access.

2. If the variance were granted, the spirit of the ordinance would be observed because: Lots would meet all other lot requirements including area, frontage, etc, thereby meeting the spirit of the ordinance.

3. Granting the variance would do substantial justice because: Granting the variance would allow subdivision of the lot for residential use on roads that currently include other homes.

4. If the variance were granted, the values of the surrounding properties would not be diminished because: The properties surrounding the proposed subdivision are residential. Adding more residential homes in an area with residential homes will not create a diminution of property values.

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:

These roads already include homes and the owners would be required to maintain the road until such time that the roads become Class V or better. Therefore, there is no fair and substantial relationship between the public purpose and the specific application.

-and-

ii. The proposed use is a reasonable one because: There are already homes located on these roads, and therefore the proposed use is reasonable.

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:

Denying the variance would prevent the ability to construct homes off the existing roads, which currently have homes located on them, thereby creating a hardship for the land owner.

Letter of Authorization

I, Sam Patterson, Sam Patterson Real Estate Development, LLC, P. O. Box 2793, Seabrook, NH 03874, owner of property located in Epsom, NH, known as Tax Map 6, Lot 12, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 2128 Dover Road in Epsom, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Ivory Burnham
Witness

SP
Sam Patterson

11/9/23
Date

JONES & BEACH
ENGINEERS INC.

To: Valhouli Law Office

T.S.- \$2400.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Dale R. Quimby, Sr.** a single individual, with a mailing address of 2148 Dover Road, Epsom, Merrimack County, New Hampshire 03234, grants to **Sam Patterson Real Estate Development, LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 2793, Seabrook, New Hampshire 03874, with warranty covenants that certain tract of land with the improvements thereon, situated in the Town of Epsom, County of Merrimack, State of New Hampshire, bounded and described as follows:

The parcel identified as "Tax Map U6-Lot 12" on a plan of land entitled "Boundary Plat Land of Frank A. & Ruth E. Quimby," drawn by FWS Land Surveying P.L.L.C., dated July 20, 2001 and recorded in the Merrimack County Registry of Deeds as Plan No. 15570 on August 17, 2001.

Meaning and intending to describe and convey the premises conveyed to Grantors by deed of Ruth E. Quimby and Frank Quimby, Trustees of the Frank A. Quimby and Ruth E. Quimby Joint Revocable Trust dated April 10, 2013 and recorded in said Registry at Book 3379, Page 432. The parcel contains 61.3 acres more or less according to said plan.

The within conveyance is subject to all existing covenants, restrictions, conditions, limitations, easements, attachments, liens, mortgages, and other encumbrances, whether or not of record. The within conveyance is net of all conveyances cut, whether or not of record.

The premises hereby conveyed are not a homestead property.

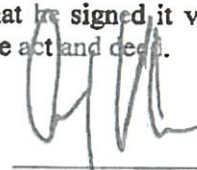
Witness my hand and seal this 12th day of September, 2022.



Dale R. Quimby, Sr.

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

On this 12th day of September, 2022, then personally appeared the above-named, Dale R. Quimby, Sr., known to me, or satisfactorily proven to be the individual who executed the foregoing instrument, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.


Notary Public

Print Name:

My Commission Expires:





200 feet Abutters List Report

Epsom, NH
February 11, 2026

\$208
+395
\$603. ✓

Subject Property:

Parcel Number: 000U06-000012-000000
CAMA Number: 000U06-000012-000000
Property Address: DOVER ROAD

Mailing Address: SAM PATTERSON REAL ESTATE DEVE
PO BOX 2793
SEABROOK, NH 03874

Abutters:

Parcel Number: 000R12-000003-000000 CAMA Number: 000R12-000003-000000 Property Address: GRANNY HOWE ROAD	Mailing Address: IRA RESOURCES, INC FBO ROGER M. LANDRY 67 GRANNY HOWE ROAD CHICHESTER, NH 03258
Parcel Number: 000U06-000008-000001 CAMA Number: 000U06-000008-000001 Property Address: 2113 DOVER ROAD	Mailing Address: WHITE MOUNTAIN CABLE CONST. 2113 DOVER ROAD P.O. BOX 459 EPSOM, NH 03234
Parcel Number: 000U06-000008-000002 CAMA Number: 000U06-000008-000002 Property Address: 2121 DOVER ROAD	Mailing Address: CIRCLE SELF STORAGE, LLC 2121 DOVER ROAD EPSOM, NH 03234
Parcel Number: 000U06-000008-000003 CAMA Number: 000U06-000008-000003 Property Address: 2131 DOVER ROAD	Mailing Address: PADFIELD, MYLES STEVEN 2131 DOVER ROAD EPSOM, NH 03234
Parcel Number: 000U06-000010-000000 CAMA Number: 000U06-000010-000000 Property Address: 1080 GRANNY HOWE ROAD	Mailing Address: BENNETT, REXFORD B BENNETT, DEBRA S 1080 GRANNY HOWE ROAD P.O. BOX 608 EPSOM, NH 03234
Parcel Number: 000U06-000011-00000A CAMA Number: 000U06-000011-00000A Property Address: GRANNY HOWE ROAD	Mailing Address: LARSON, CHRISTOPHER GAGE, MARYANN 32 WELCOME DRIVE CONCORD, NH 03301
Parcel Number: 000U06-000012-000001 CAMA Number: 000U06-000012-000001 Property Address: 2148 DOVER ROAD	Mailing Address: CORIATY, NATHAN E 2148 DOVER ROAD EPSOM, NH 03234
Parcel Number: 000U06-000012-000002 CAMA Number: 000U06-000012-000002 Property Address: 2146 DOVER ROAD	Mailing Address: SHUMWAY, MICHAEL J SHUMWAY, ANN S 2146 DOVER ROAD EPSOM, NH 03234
Parcel Number: 000U06-000013-000000 CAMA Number: 000U06-000013-000000 Property Address: 2110 DOVER ROAD	Mailing Address: BEAUCHESNE, BLAKE 2110 DOVER ROAD EPSOM, NH 03234
Parcel Number: 000U06-000014-000000 CAMA Number: 000U06-000014-000000 Property Address: 2102 DOVER ROAD	Mailing Address: LANOUE, JAMES, TRUSTEE THE JAMES LANOUE REVOCABLE TRU 2102 DOVER ROAD EPSOM, NH 03234



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2/11/2026

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200 feet Abutters List Report

Epsom, NH
February 11, 2026

Parcel Number: 000U06-000014-000001
CAMA Number: 000U06-000014-000001
Property Address: 2100 DOVER ROAD

Mailing Address: LANOUE, JAMES TRUSTEE THE JAMES
LANOUE REVOCABLE TRU
2102 DOVER ROAD
EPSOM, NH 03234

Parcel Number: 000U06-000014-000003
CAMA Number: 000U06-000014-000003
Property Address: 2078 DOVER ROAD

Mailing Address: SABEAN, KASON LOUIS FOLSOM,
MICHELE CHRISTINE
2078 DOVER ROAD
EPSOM, NH 03234

Parcel Number: 000U06-000014-000004
CAMA Number: 000U06-000014-000004
Property Address: 2060 DOVER ROAD

Mailing Address: 2060 DOVER ROAD NH REAL ESTATE
34 ORCHARD HILL ROAD
GREENLAND, NH 03840

Parcel Number: 000U06-000015-000000
CAMA Number: 000U06-000015-000000
Property Address: OFF DOVER ROAD

Mailing Address: 2080 DOVER RD, LLC
2080 DOVER ROAD
EPSOM, NH 03234

Parcel Number: 000U08-000086-000000
CAMA Number: 000U08-000086-000000
Property Address: GRANNY HOWE ROAD

Mailing Address: ELLIS, RANDALL A., CO-TRUSTEE
ELLIS, MEGHANN, CO-TRUSTEE
91 FULLER ROAD
NORTH ANDOVER, MA 01845

JONES & BEACH ENGINEERS, INC., ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885



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