

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday, December 17th 2025** in the Epsom Central School Library, 282 Black Hall Road, Epsom, NH 03234. The public hearing begins at **6:30 PM** to take testimony on the following appeal:

Case 2025-08 (Burbank) - Wesley Burbank has applied for a Variance and Special Exception to permit an off-site HVAC installation and repair business to be added to the existing single family residence on the property. The business will include on-site storage of support vehicles and materials. The specific appeals necessary for approval are as follows:

1. A Variance to Article III.B.4 and .6 to allow for a change of use of the property to include commercial use on a pre-existing, non-conforming lot of 1.41 acres (2 acre minimum required).
2. A Special Exception per Article II.B.1.d to allow for mixed residential and commercial use.
3. A Special Exception per Article II.C (Table of Uses), Item #11 to permit a business repair service.

The property is located on Dover Road within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U6 as Lot 4.

Public testimony will be considered in determining if sufficient evidence has been submitted to justify granting this zoning appeal.

Following the public hearing, the Board will transact any other business that may legally be brought before it.

The public is cordially invited to attend the meeting.

Gary Matteson, Chair
Epsom Board of Adjustment