

**TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING**

Tuesday December 19, 2017

PRESENT: Charlie Goodspeed, Mark Vallone, Joe Bodge; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Goodspeed called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

JOHN HORNE SR. -- Chairman Goodspeed read notice for a Variance concerning Article 19, Section: Sign Table. Parcel is located at 394 Pleasant Street (Tax Map 026 – Lot 009) located in the Residential Zone. There were no abutters present.

John Horne Jr., representing his father's body shop and his possible new business. He stated he is before the Board on a new sign for Horne's Auto Body that's been in place for 36 years to meet State requirements. Came before the Board allow for a new sign to meet state requirements on size.

Horne addressed the five criteria:

1. Variance will not be contrary to public interest – this has been a business of 36 years and will not be a hindrance to the public. He explained this business is across the street from an eight-unit apartment and ½ mile from Atlas News and Abenaki.
2. Spirit of the ordinance is observed – the town approves a 6-square foot sign, with the granting of the variance it will help increase the size of the sign.
3. Substantial justice – this will allow future customers to be able to read the sign as well as allow the business to be in compliance with the State's ten-inch lettering
4. Surrounding properties values are not diminished – A sign is already being displayed and adding a second sign at a slightly larger scale should not diminish surrounding properties.
5. Unnecessary hardship – the site would not be in compliance with what the State of NH is requesting for signage.

Goodspeed asked how the State could have 10-inch letters on 6 square foot sign. The town's requirement is for six square feet which is for mom and pop stores, home businesses, and with automotive the State requires different letting.

Vallone moved Bodge seconded the motion to approve the Variance with the understanding that it's for two signs for two separate businesses. If in the future there is one business at the property it will only be allowed one 12-square foot sign. The motion carried unanimously.

MINUTES OF SEPTEMBER 6, 2017 FOR APPROVAL – Bodge moved Vallone seconded the motion to approve the minutes. The motion carried unanimously.

PREVIOUSLY APPROVED MINUTES OF JULY 19, 2017 FOR SIGNATURE – Vallone moved Bodge seconded the motion to have McDonough sign these minutes for the Board. The motion carried unanimously.

The Board extended their condolences to Don MacLaren on the passing of his father.

ADJOURNMENT – Vallone moved, Bodge seconded the motion to adjourn at 6:15pm.

APPROVAL NOTIFICATION: December 19, 2017 - Minutes of September 6, 2017 were approved. Minutes of July 19, 2017 a motion to have the secretary, McDonough sign these minutes for the Board.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary