

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

Wednesday February 28, 2018

PRESENT: Charlie Goodspeed, Mark Vallone, Joe Bodge, Don MacLaren, Kim Sullivan; 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

VANDY LEIGH – Chairman Goodspeed read notice for a Special Exception concerning Article 13, Section: 13.2, to permit a community gathering/creative arts space. Parcel is located at 218 Main Street (Tax Map 022 – Lot 055) located in the High Density Residential Zone. There were no abutters present.

Vandy Leigh came before the Board with her proposal to allow a community gathering/creative arts space.

Chairman Goodspeed inquired about business times and how many people would be in the building at one time. Leigh replied she is requesting 6:30am to 9:30pm Sunday through Thursday, Friday and Saturday 6:30am to 10:30pm. She explained the amount of people in the building will be according to the building, but may have 20 to 25 people, if a story teller or writers group then there may be the same.

Chairman Goodspeed asked where traffic will be coming into the building and exit their vehicles. Leigh explained with the three different streets there are options, on Academy Street across from the cemetery there is space where the building is and the boarder of the property which would bring vehicles off of the corner. Leigh explained there is also Prospect street although she is not sure of the bus situation. Chairman Goodspeed asked if there's a back entrance to the building. Leigh stated there is. The Chairman asked about off Prospect Street. Leigh stated that would also work.

Leigh stated the goal is to keep the wooded back yard but will do parking also, approximately 20 spaces, two will be handicap spaces. Leigh explained where the driveway is on the side would probably be the easiest access in front of the porch, which is off of Academy.

Sullivan stated he sees a parking issue with Academy Street being the thoroughfare to the school. Leigh explained the plan is to have cars come up Academy and pull into the drive. Leigh stated the back would have to be somewhat cleared of trees to make the parking lot out back but wants to preserve some of that tree line.

Chairman Goodspeed spoke about the school and the children walking to the Rec Center on how congested it can get. He stated having access into the site from Academy may not be the best, suggesting to have all the entrance from the backside.

Vallone explained the vast majority, day or night, Prescott is not that congested whereas along Academy it's always congested

Maclaren asked Howard about the parking issue. He asked if this application is approved, will it go before the Planning Board and will the Planning Board honor the Zoning Board's condition. Howard explained there will be an application that will go before the Planning Board and parking will be discussed. Howard stated the Planning Board will support the condition of the Zoning Board.

Chairman Goodspeed read the Special Exception conditions for the record.

Bodge inquired if the outside of the building will remain the same. Leigh explained the garage doors need updating and the structure itself some cosmetics, other than that it will remain as it is.

Sullivan asked who will own the building. Leigh stated her mother will own the building and Leigh will lease it and eventually buy it or inherit it from her mother.

Vallone noted to bring something like this to Epping is exciting, although the concerns with the parking, he hopes the Planning Board will address this.

Chairman Goodspeed asked if the doors to barn will be opened or closed. Leigh stated they will be open during good weather.

Vallone moved Bodge seconded the motion to approve the Special Exception, with ingress and egress is from Prospect and adequate parking for the school is also is also off Prospect Street. The motion carried unanimously.

MINUTES OF DECEMBER 19, 2017 FOR APPROVAL – Vallone moved Bodge seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF SEPTEMBER 6, 2017 FOR SIGNATURE – The minutes were duly signed by the Board.

RULES OF PROCEDURE FOR APPROVAL – Vallone moved Bodge seconded the motion to approve the Rules of Procedure. The motion carried unanimously.

ADJOURNMENT – MacLaren moved, Vallone seconded the motion to adjourn at 6:45pm.

APPROVAL NOTIFICATION: February 28, 2018 - Minutes of December 19, 2017 were approved. Minutes of September 6, 2017 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary