

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

**Wednesday December 21, 2016**

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

**UDO BARBOSA** – Chairman Goodspeed read notice for a Variance concerning Article II, Section 6.2 Setbacks. Parcel is located at 58 Fremont Road (Tax Map 036 – Lot 008) located in the Residential Zone.

Udo Barbosa came before the Board to explain the request for a Variance. He informed the Board there was a mix up with the setback due to a stone wall and a curve in the road in front of the house; the proposed addition will be 12 feet from the boundary line and 39 feet from the edge of the road.

Barbosa informed the Board without the variance this would create a hardship to the family not to be able to expand the area that is accessible to a wheelchair within the existing living space and would confine the resident to his room.

Bodge inquired how far from the property line is to the edge of the road. Barbosa responded 23 feet.

Barbosa addressed the 5 criteria. The Board had no questions or comments and the Chairman called for a motion.

Bodge moved, Vallone seconded the motion to approve the Variance for the setback from the front property line. The motion carried unanimously.

**BLACK BIRCH DEVELOPMENT GROUP, LLC** – Chairman Goodspeed read notice for a Variance concerning Article VI, Section 11.1 Regarding Frontage for a Duplex. Parcel is located at Delaney Road (Tax Map 023 – Lot 176) located in the Highway Commercial Zone.

Attorney Wyskiel, representing Black Birch came before the Board with the proposal. He gave a background of the property which is approximately 18 ½ acres. He explained the initial intention was to create a six (6) lot subdivision with single family homes but were denied the waivers for the approval from the Planning Board, but have since been approved by the Planning Board to subdivide the parcel into two lots. Attorney Wyskiel explained lot two (2) has sufficient frontage, lot one (1) does not, and will have a common driveway.

Chairman Goodspeed asked how many acres on Lot 2 are buildable. Attorney Wyskiel responded more than half. Chairman Goodspeed asked about Lot 1, Attorney Wyskiel stated more than 6 acres are buildable.

Sullivan asked what the road between Delaney and East Delaney has to do with this proposal. Howard explained this application went before the Planning Board and were denied the dead end road off of a dead end road and suggested they go before the Selectmen and entertain possibly connecting the Woodlands to Lois and Cote. The Selectmen said the applicant could do it, but would not contribute financially to the project. Howard stated when the applicant looked at the project there's a huge ravine that would need to be filled it that would be too costly.

Attorney Wyskiel went on to explained there is enough room to have a five lot subdivision, which would be permitted under the zoning if there were two ways out. He stated it is reasonable to grant the variance on this 7+ acre lot to put the duplexes on and will alleviate overcrowding on this site.

Attorney Wyskiel addressed the 5 criteria which are part of the file. The Board had no questions on the criteria.

As there were no further questions of comments, the Chairman called for a motion.

Vallone moved, Bodge seconded the motion to approve the Variance concerning Article VI, Section 11.1 regarding Frontage for a Duplex. The motion carried unanimously.

**MINUTES OF NOVEMBER 30, 2016 FOR APPROVAL** – Bodge moved, Maclaren seconded the motion to approve the minutes. The motion carried unanimously.

**PREVIOUSLY APPROVED MINUTES OF NOVEMBER 16, 2016 FOR SIGNATURE** – The minutes of November 16, 2016 were duly signed.

**ADJOURNMENT** – Bodge moved, Vallone seconded the motion to adjourn at 6:40PM.

**APPROVAL NOTIFICATION: December 21, 2016 - Minutes of November 30, 2016 were approved. Minutes of November 16, 2016 were duly signed.**

Respectfully submitted,

Phyllis McDonough,  
Zoning Board of Adjustment Secretary