

TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT

Tuesday December 4, 2012

PRESENT: Vice Chairman Philip Gamache, Mike Yergeau, Mark Vallone, Rob Silva; Alternate Kim Sullivan; Secretary Phyllis McDonough; Planner Brittany Howard.

CONVENE: 7:00 P.M.

CALL TO ORDER: Vice Chairman Gamache called the meeting to order at 7:00 P.M., and appointed Sullivan to sit in Mylott's seat.

DAVID HISLOP – Vice Chairman Gamache read notice for a Variance concerning Article II Section 6.2 Lot Dimensions and Setback Requirements. Parcel is located at 160 Mast Road (Tax Map 32 – Lot 011) located in the Residential Zone. Abutter present: Gary Miller.

Andrea Lasker from Harmon Law Office came before the Board.

Howard explained this house was built on Town property. She noted the Board of Selectmen,, Conservation Commission and PNC were given plans for three lot lines, and the plan before the Board was the one chosen, which is a setback of 8.5+/- ft. from the new propose lot line. After going to the zoning board will go to the planning board only frontage is on a Class VI road. Howard explained the next step after coming before this Board, it will then go to the Planning Board for a Lot Line Adjustment. She explained all parties have agreed to the proposed setback being reduced from 25 feet to 8.5 feet.

Dave Hislop explained this house is built over the property line and the Town owns the land where the house was built on, and informed the Board that the septic system was approved by the State and they are now trying to clear up any issues.

Sullivan asked if the only issue is to grant the variance for the setback, and stated he was involved with this when he sat on the BOS. Sullivan asked when it was settled as far as trade of the land. Howard explained Attorney Ratigan has been working on this and with the Board of Selectmen they came to the plan now before the Board.

Abutter Gary Miller stated he believed the Board of Selectmen had authorized the change of the lot line so the house wouldn't be on the town property. Yergeau explained a solution was agreed upon but it hasn't gone before the Planning Board.

The Board addressed 5 criteria, and the Vice Chairman called for a motion.

Sullivan moved, Vallone seconded the motion to approve the Variance for the setback. The motion carried 3 – to – 1, Yergeau was opposed.

MINUTES OF SEPTEMBER 26, 2012 FOR APPROVAL – Sullivan moved, Yergeau seconded the motion to approve the minutes as read. The motion carried unanimously.

MINUTES OF JUNE 27, 2012 FOR SIGNATURE – were duly approved.

ADJOURNMENT: Vallone moved, Sullivan seconded the motion to adjourn at 7:30 PM. The motion carried unanimously.

APPROVAL NOTIFICATION: December 4, 2012 - Minutes of September 26, 2012 were approved. Minutes of June 27, 2012 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary