

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

**Wednesday November 24, 2015**

**PRESENT:** Charlie Goodspeed, Kim Sullivan; Joe Bodge, Planner Brittany Howard; Secretary Phyllis McDonough; Building Inspector Dennis Pelletier.

**CALL TO ORDER:** Chairman Goodspeed called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**TOM SUTLIFFE** – Chairman Goodspeed read notice for the Continuation of an Appeal from an Administrative Decision, relating to the issuance of a building permit # 117 for Granite Coast Landcare, LLC/Ben Brown owner of 6 Plumer Road (Map 22 – Lot 064) to expand Residential use while maintaining Commercial use. Abutter Present: Ben Brown, Granite Coast Landcare.

Chairman Goodspeed acknowledged the applicant or his attorney were not present for the hearing. He then opened the meeting for public hearing.

Bodge stated after reviewing prior minutes and information from Attorney Ratigan he was ready to make a motion.

Bodge moved, Sullivan seconded the motion that relevant parts be read by Chairman Goodspeed, of the letter from Attorney Ratigan be made public. The motion carried unanimously.

..... “family use into an unused former commercial showroom space by adding 1,000 sq. ft. of additional residential use area. The total single family square footage after the expansion would be 2,200 sq. ft. The expansion would return the entire front half of the commercial use building to a conforming residential use.”

.... “The ordinance doesn’t make distinctions about how close relatives are or are not to be considered “family.”

The Chairman stated he feels those two points address many of the issues that were discussed at the previous hearing.

Bodge moved, Sullivan seconded the motion to deny the appeal and uphold the decision of the building inspector to issue permit #117, as the building permit allows for the expansion of the existing single family use, which is a permitted use in this zoning district. The expanded residential use allowed by this permit will bring the use of the building in question more into conformance with the permitted uses allowed by the ordinance, because it will transform space that was formerly put to a commercial use to a residential use. The motion carried unanimously.

**MINUTES OF NOVEMBER 4, 2015 FOR APPROVAL** – Bodge moved, Sullivan seconded the motion to approve the minutes. The motion carried unanimously.

**MINUTES OF JULY 22, 2015 FOR SIGNATURE** – The minutes of July 1, 2015 were duly signed.

**ADJOURNMENT** – Bodge moved, Sullivan seconded the motion to adjourn at 7:10 PM. The motion carried unanimously.

**APPROVAL NOTIFICATION: November 24, 2015 - Minutes of November 4, 2015 were approved. Minutes of July 22, 2015 were duly signed.**

Respectfully submitted,

Phyllis McDonough,  
Zoning Board of Adjustment Secretary