

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

**Wednesday April 20, 2016**

**PRESENT:** Charlie Goodspeed, Mark Vallone, Kim Sullivan; Planner Brittany Howard; Secretary Phyllis McDonough.

**CALL TO ORDER:** Chairman Goodspeed called the meeting to order at 7:10 P.M.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**JIM ROGIER** – Chairman Goodspeed read notice for a Special Exception concerning Article 2, Section 4.5 Dual Use. Parcel is located at 10 Bunker Ave. (Tax Map 029 – Lot 178) located in the Central Business District. Abutter present: Jared Patenaude.

Howard read correspondence from Jim Rogier into the record informing the Board he would not be able to attend the meeting, and that Doug Hinton would be representing the application.

Doug Hinton came before the Board to discuss the request. Hinton explained he is looking to rent the garage on Bunker Avenue, owned by Jim Rogier for storing plumbing material and tools. This garage was once used for storage and metal recycling.

Chairman Goodspeed asked if anything would be stored outside. Hinton responded he has a 10x20 tent would like to have that outside for, dirt bikes, lawn mowers. Chairman Goodspeed asked if a truck would be outside. If there's a truck there on the property it would be from someone inside the building, but wouldn't be any vehicles stored outside.

Sullivan had questions regarding Rogier representing the realty company that owns this land. Howard explained it's an LLC that Rogier owns. Sullivan asked if it's appropriate for Jim to be asking for the request. Howard stated, yes. Sullivan inquired that it's alright for Hinton to be representing. Howard explained that Rogier came in and informed Howard that Mr. Hinton would be representing.

Hinton asked the Board if they would be opposed any kind of a lean-to on the property. Sullivan stated he's opposed to any tents or lean-tos on the site. Sullivan asked if there would be any signage. Hinton stated there will be no signage.

Sullivan inquired if this would be a dual use and the fact that a person owns the property isn't living or renting the property, how that works. Howard explained the only time that would come into effect would be a home occupation. Sullivan asked what happens if this tenant moves out. Howard explained if a new tenant stayed the same it would not need to come back and if there was something that wasn't approved by this board they would have to come back before the Board.

Sullivan asked if this will be open for customers. Hinton stated will not be open to customers, only for storage of supplies that will be needed for plumbing jobs.

Chairman Goodspeed asked if one maybe two trucks will be there overnight but not consistently. Hinton stated only if working late inside the shop which would be his vehicle.

The Board agreed the business hours to be, Monday through Friday 7:00am to 6:00pm; if any work on the weekends would be inside shop for paperwork, etc., and after 6:00pm or over the weekend doors need to be closed; one or two vehicles parked and possibly one overnight.

Abutter Jared Patenaude stated this is a quiet neighborhood and has no problems with this business coming as long as the property doesn't become a hangout.

Vallone read the criteria for Special Exceptions for the record.

Hinton stated only time vehicles would be parked outside is in the morning picking up equipment for the days' work.

Vallone moved, Sullivan seconded the motion to approve with stipulations stated – Business hours, Monday through Friday 7:00am to 6:00pm; if any work on the weekends would be inside shop for paperwork, etc., and after 6:00pm or over the weekend doors need to be closed; one or two vehicles parked during the day and possibly one overnight. The motion carried unanimously.

**JUDY & JEFFREY HURLBERT, GEOFF RALLIS, MARTIN KROPP & KATIE**

**ESSIGMAN** – Chairman Goodspeed read notice for a Variance concerning Article 2, Section 5.2 to change the form of ownership from Condominium to single family homes. Parcels are located at 43, 47, 49 Mill Street (Tax Map 030 – Lots 011-001, 002, 003) located in the High Density Residential Zone. Abutters present: There were not abutters present.

The applicants came before the Board with the proposal. Judy Hurlbert explained when brought the property Judy bought her property in 2008 and at that time there was an empty lot. She explained the property she bought got foreclosed on and the property out back got foreclosed. She stated since that, the property behind her couldn't sell because the lack of an association with the bank and being uninsurable.

Geoff Rallis stated, back when these were formed the criteria for condominium funding was much easier than it is today. Rallis explained they want to abolish the form of ownership and would like to separate from the condominium and each would have their own homes; everything would stay the same other than would be individual ownership.

Howard explained there was a point in time when there were only two houses with a lot adjacent where a mobile home went in. She stated this was a non-conforming lot; with this request it's making it a little less non-conforming for use, the lot conforms to frontage and size.

Sullivan asked if this is this going in the right direction, it's going from conforming lot to non-conforming lots with non-conforming uses. Howard stated none of the new lots are conforming.

Chairman Goodspeed read the 5 criteria for the record.

Howard noted the frontage, lot size and setbacks for the three properties:

Unit 1- Lot size 184 acres, frontage 54.11 feet

Unit 2 - Lot size 122 acres, frontage 85.75 feet

Unit 3 - Lot size .404 acres, frontage 35.82 feet

Vallone moved, Sullivan seconded the motion to approve the Variance concerning Article 2, Section 5.2 to change the form of ownership from Condominium to single family homes, and will not encroach the setbacks any more than the current footprint that is already there. The motion carried unanimously.

Howard informed the applicants the Variance needs to be acted on within two years from this date.

**MINUTES OF MARCH 23, 2016 FOR APPROVAL** – Sullivan, moved, Vallone seconded the motion to approve the minutes. The motion carried unanimously.

**MINUTES OF JANUARY 6, 2016 FOR SIGNATURE** – The minutes of January 6, 2016 were duly signed.

**REQUEST** - Howard read a request from Robert and Jean Reinhold to declare their property at 415 & 415A North River Road, which is dual zoned Residential Commercial and Rural Residential, as fully Residential Commercial.

**ADJOURNMENT** – Vallone moved, Sullivan seconded the motion to adjourn at 8:30 PM. The motion carried unanimously.

**APPROVAL NOTIFICATION: April 20, 2016 - Minutes of March 23, 2016 were approved. Minutes of January 6, 2016 were duly signed.**

Respectfully submitted,

Phyllis McDonough,  
Zoning Board of Adjustment Secretary

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Charlie Goodspeed

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Mark Vallone

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Kim Sullivan