

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

Wednesday September 28, 2016

PRESENT: Charlie Goodspeed, Kim Sullivan, Joe Bodge, 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

JOHN & FREDERICK HORNE – Chairman Goodspeed read notice for a Special Exception - Article 2, Section 6.5.4 Dual Use. Parcel is located at 394 Pleasant Street (Tax Map 026 – Lot 008) located in the Residential Zone. Abutters present: Debra Dennis, Eric & Charla Stone.

Fred Horne, representing John Horne, came before the Board with the proposal to allow a single family residence into an existing building.

Fred Horne addressed the five criteria.

Bodge asked if the auto body shop on the same lot as the residential house lot. Horne stated it's on a separate lot.

Sullivan referring to the deed asked if they are they individual lots. Horne stated there is 1 ½ acres, between the two lots there's approximately two acres.

Howard with the lot line adjustment lots made the lots conforming. Originally one lot was not conforming and now they are and there is sufficient frontage.

Sullivan asked if this proposal was going beside the auto body. Horne stated it's going upstairs over the auto body, and the outside of the building will not change.

Sullivan asked about access to the upstairs. Horne explained there are a set of stairs that goes up the side of the building. Howard informed the Board Horne will need a building permit and will have to meet all codes.

MacLaren moved, Bodge seconded the motion to approve the Special Exception. The motion carried unanimously.

LAMPREY RIVER BUILDING, LLC – Chairman Goodspeed read notice for a Variance concerning Article 1, Section 2 Front Setback and Article 9.3.1 Riverbank Setback. Parcel is located at 8 Exeter Road (Zampa's), (Tax Map 030 – Lot 044) located in the Highway Commercial Zone. Abutter present: Darcy Brewitt.

Joe Coronati from Jones & Beach came before the Board with the proposal. He explained Zampa's is selling their business and the application is for two variances, one is a shoreland setback of 150 feet and the other is a front setback.

Chairman Goodspeed asked Coronati to explain the shoreland protection setback. Coronati showed on the plan the setback is 75 feet from the river and the front setback is 100 feet from the centerline of Route 27 that goes through the center of the building. He explained the lot was expanded for parking and the building remained the same. Coronati explained they are looking to expand in the front to install a farmer's porch with a handicap accessible and on the left side is a loading dock area that will be closed off, and those are the two items that the applicant is looking for the front setbacks.

Coronati pointed out the wetlands area, most off site. He stated the distance from the proposed addition is 130 feet to the closest corner, and another area where there's seating and another addition that is a staircase. Coronati explained there is no need for additional parking.

Bodge asked what the elevation change is at the drop off near the river. Coronati stated he was unsure of the elevation, stating the addition in the back is at least seven (7) feet up off the ground. Bodge stated his concern is with the river rising and affecting those posts.

The Board questioned the distance to the river and any flooding could do damage. Howard explained if this proposal were on a slab there would be concerns, but on these posts doesn't see a problem.

Sullivan asked Howard her opinion on this proposal. Howard explained if this were a vacant lot today and someone wanted to build on it they would have to come before the Board. She explained they are making the building more handicap accessible and sees it as a moderate expansion.

Abutter Darcy Brewitt stated she has no concerns with the proposal, and is excited to see the same type of establishment stay in Epping.

Selectman Bob Jordan spoke in favor of the application. He stated he spoke with the owner who is thrilled with the potential buyers keeping the feel of the restaurant and the proposed expansions.

Bodge stated he is still concerned with the whole idea, and feels this would set a precedent with encroaching on the river.

MacLaren moved, Sullivan seconded the motion to grant the two Variances. The motion carried 3 – 1 in favor. Bodge voted against the request.

MINUTES OF AUGUST 17, 2016 FOR APPROVAL – Sullivan moved, Bodge seconded the motion to approve the minutes. The motion carried.

PREVIOUSLY APPROVED MINUTES OF APRIL 20, 2016 FOR SIGNATURE – the minutes of April 20, 2016 were duly signed.

2017 BUDGET FOR APPROVAL – Bodge moved, Sullivan seconded the motion to approve the budget for 2017 in the amount of \$5,750.00. The motion carried.

ADJOURNMENT – Sullivan moved, Bodge seconded the motion to adjourn at 6:50 PM. The motion carried unanimously.

APPROVAL NOTIFICATION: September 28, 2016 - Minutes of August 17, 2016 were approved. Minutes of April 20, 2016 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary