

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

Wednesday November 16, 2016

PRESENT: Charlie Goodspeed, 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

REALTY ACQUISITIONS, LLC – Chairman Goodspeed read notice for a Variance concerning Article II, Section 4.2, Lot Size and Front Setback. Parcel is located at 86 Calef Highway at Main Street (Tax Map 029 – Lot 286) located in the Central Business District. There were no abutters present.

Rob Graham and Attorney Tony Marks came before the Board. Graham explained the proposal is to develop the old Cumberland Farms. He stated the plan has been through Technical Review and the Planning Board has addressed all of the site plan issues: parking, traffic, building, and will go back to the Planning Board with architectural.

Graham explained the existing Cumberland farms is to the rear of the site stating the new building will be moved to the middle of the site, and will close the entrance on 125, with the entrance on Main Street to remain. He explained there will be a drive-thru that will exit out to Main Street. Graham informed the Board the plan was also before the Selectmen for approval to complete sidewalk down to 125.

Sullivan asked if the proposed building will be smaller than Cumberland Farms. Graham stated the same size. Sullivan asked if the proposed building will be moved further away from Starbucks. Graham responded that is correct.

Sullivan noted the site is non-conforming, and this proposal will make it less non-conforming. Graham stated that is correct.

Chairman Goodspeed asked how many cars total can be on the lot. Graham stated 11 parking spaces. Chairman Goodspeed stated there could be about 20 cars on site without problems. Graham that's correct.

Attorney Marks came before the Board and addressed what board was stated by the Board is the sited does not need a minimum lot size for a variance. He asked that the Board could make a statement to be added for the record so they can bring it to their bank.

Attorney Marks explained the two variances they are looking at is for a front setback and a Calef Highway setback.

Preexisting non-conforming lot, this lot under the regulations is

Attorney Marks explained they are closing the Calef Highway access which will increase the vehicle and pedestrian concerns and are extending the sidewalks, and reducing the nonconforming and will be putting up a building that is more consistent with the designs in the area.

Attorney Marks addressed the five criteria, attached to file. The Board had no comments.

The Board as whole agreed the Variance for the lot size is not required due to the site being a lot of record.

McLaren moved, Sullivan seconded the motion to approve the Variance for the front of five feet where 15 feet is required, and the Calef Highway setback of 62.4 feet where 100 feet is required. The motion carried unanimously.

MINUTES OF SEPTEMBER 28, 2016 FOR APPROVAL – Sullivan moved, McLaren second the motion to approve the minutes. The motion carried unanimously.

PREVIOUSLY APPROVED MINUTES OF AUGUST 17, 2016 FOR SIGNATURE – The minutes were duly signed.

ADJOURNMENT – Sullivan moved, McLaren seconded the motion to adjourn at 6:30 PM. The motion carried unanimously.

APPROVAL NOTIFICATION: November 16, 2016 - Minutes of September 28, 2016 were approved. Minutes of August 17, 2016 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Charlie Goodspeed

Don MacLaren

Kim Sullivan