

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

Wednesday May 3, 2017

PRESENT: Charlie Goodspeed, Mark Vallone, Joe Bodge, 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

DICK FISHER AND JOSHUA PARENTEAU – Continuation for an Appeal of the Administrative Decision to allow a second residence on Map 026 – Lot 002, since the Town already shows two residences on the lot. Parcel is located on (Tax Map 026 – Lot 002) located in the Residential Zone.

Chairman Goodspeed announced this application would not be heard.

Howard read a letter from Dick Fisher stating he would not be at this meeting to discuss his application.

MARK VACCARO – Chairman Goodspeed read notice for a Variance regarding Article 2, Section 5.2 Lot Dimensions and Setback Requirements to build a garage. Parcel is located at 31 Elm Street, Tax Map 023 – Lot 027 located in the High Density Residential Zone.

Mark Vaccaro and Stephanie Vaccaro came before the board with their proposal. Stephanie explained the reason for the request of the variance is because Mark is disabled and during the winter Mark can't get to the vehicle to go to appointments, etc.

Mrs. Vaccaro addressed the criteria responses for the variance.

Variance will not be contrary to the public interest - Stephanie stated surrounding properties have buildings within their front set back.

Spirit of the ordinance is observed. Stephanie stated with the garage it would make the property look neater.

Substantial justice is done - Stephanie explained this will be a safer option for Mark with his disability for his vehicle to be closer to the house.

Values surrounding properties are not diminished - Stephanie explained the architecture will match the house.

Unnecessary Hardship - Stephanie noted this is the only location on the property, due to the shape and location of the existing house.

MacLaren stated before he looked at this proposal was to reduce the size of the garage. He explained after looking at the property he stated, in the end, it will keep the property clean without adding other structures.

Bodge questioned the request for a seven-foot setback, and asked why the garage couldn't be moved back stating that would require no variance. He noted a Variance is for something that cannot work and this is asking for a convenience and could be built without a variance. Stephani explained they are not looking for an attached garage.

MacLaren responded to Bodge's question there wouldn't be that much room between the house and garage if they moved the garage back onto the lot.

Goodspeed asked where the driveway will be angled to be able to pull into the garage. Stephanie explained approximately the same angled toward the garage.

Vallone questioned the large size of the garage. Stephanie explained there will be their two vehicles and another vehicle such as a truck or show car.

Howard informed the Board the Vaccaro's could not put in a horse shoe driveway due to lack of frontage.

The Board agreed the garage would improve the character of the neighborhood.

Bodge stated after hearing the reasons the garage cannot be pushed back, he sees no issue with the placement.

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

REORGANIZATION

CHAIRMAN - Bodge moved, Vallone seconded the motion to appoint Goodspeed as Chairman. The motion carried unanimously.

VICE CHAIRMAN – Bodge moved, Goodspeed seconded the motion to appoint Vallone as Vice Chairman. The motion carried unanimously.

MINUTES OF APRIL 5, 2017 FOR APPROVAL – Bodge moved, Chairman Goodspeed seconded the motion to approve the minutes. The motion carried with one abstention by MacLaren.

ADJOURNMENT – Bodge moved, Vallone seconded the motion to adjourn at 6:20pm. The motion carried unanimously.

APPROVAL NOTIFICATION: May 3, 2017 - Minutes of April 5, 2017 were approved.
Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary