

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

Wednesday January 30, 2019

PRESENT: Don MacLaren, Kim Sullivan; Alternate John Dold and Rob Eldridge; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman MacLaren called the meeting to order at 6:00 P.M., appoint to John Dold to sit in Bodge's seat.

PLEDGE OF ALLEGIANCE TO THE FLAG

BENJAMIN AND AMY BROWN – Chairman MacLaren read notice of a request for Special Exception Article 2, Section 2.5 to develop cottage suites for rental for Flag Hill guests. Parcel is located 415 North River Road, Tax Map 005 – Lot 023 located in the Residential Commercial Zone. There were no butters present.

Ben and Amy Brown came before the Board with their proposal.

The Chairman read the Criteria for Special Exceptions. Mr. Brown responded.

1. That the use is so designed, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.

Mr. Brown explained the intention is to utilize the resort to promote growth within the agricultural tourism industry in New Hampshire and to enhance their business as well as the future business for Flag Hill.

Dold asked how much business Flag Hill has. Brown responded 30 to 40 weddings a year and have lost on wedding venues due to no place to stay in the area.

Eldridge asked if these suites are going to be seasonal. Brown responded they will be seasonal.

2. That the use will be compatible with adjoining development and the proposed character of the zone where it is to be located.

Brown explained this will remain residentially appealing as to not disturb the local residences.

3. That adequate off-street parking and loading is provided. Ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Brown explained there is a total of 16.6 acres on the property which is more than enough for parking and delivery space.

Chairman MacLaren asked how many structures are being proposed. Brown explained it will be done in phases of five- one-bedroom cottage suites and are focusing on up to twenty-five maximum.

Dold asked about parking seen on the drawing for golf carts. Brown explained they will have golf cart parking and golf cart access to and from the units. Dold asked if the golf carts will go across the street. Brown responded they would not. Howard stated they are on the same side.

Eldridge asked Brown if he is affiliated with Flag Hill. Brown stated a partnership affiliation.

4. That the use conforms with all applicable regulations governing the zone where located, except as may otherwise be determined for large-scale developments.

Brown stated hotels and motels are allowed in the zone.

5. That the applicant for a Special Exception agrees as a condition of the Special Exception to obtain Planning Board approval of the site plan (if required for the development in questions), prior to applying for a building permit.

Brown explained the proposal will go before the Planning Board for the expansion of the cottage structures. He explained they are intending on using the existing structure and retail space that is already on the property and will use the current gravel parking area.

Brown explained he will be reducing the landscape to an in-home occupation of the landscaping use.

Howard explained this will be a dual use with the cabins. She explained the landscaping will be in his home, he will not have materials on site.

Sullivan asked about the Cow Palace. Brown explained the Cow Palace will be an area to check in, there will be a small kitchen area, ice cream service and eventually will take over as the recreation room. Sullivan asked if there were still apartment in the Cow Palace. Brown responded, yes. Sullivan asked if it's used. Howard stated that can stay.

Dold asked what is the definition is of a home occupation. Howard explained has to be owner occupied, you can't have more than three employees, there can be two vehicles, two large equipment, and no storage on site.

Eldridge asked for clarity being an apartment building, office building, and cottages. Howard explained the cottages will be out back, the apartment is there and is an in-law apartment and his house, and the dual use will be the business.

Sullivan House on the right and will not be subdivided, why not subdivide. Howard he can do dual use through zoning.

Sullivan asked about the 25 units and the density. Howard explained there is no density for a motel/hotel it would be lot coverage, there is only a density for residential and this is seasonal.

6. That if the application for a Special Exception is for the expansion of a Non-Conforming use, the granting of such exception will not adversely affect abutting or nearby property values, and that the non-conforming use is not hazardous by its nature.

Not applicable.

7. For any Dual Use related special exception, an added use must be a permitted use in the zone.

This is a permitted use.

Dold asked if there is a regulation that shows this is a permitted use. Howard stated hotel/motel is a permitted use in the Residential/Commercial Zone as a dual use. Dold asked Howard to read the permitted uses allowed in that zone. Howard read the permitted uses for the record.

Sullivan moved Eldridge seconded the motion to grant the Special Exception. The motion carried unanimously.

MINUTES OF DECEMBER 19, 2018 FOR APPROVAL – Sullivan moved Dold seconded the motion to approve the minutes. The motion carried.

MINUTES OF DECEMBER 5, 2018 FOR SIGNATURE – The minutes were duly signed.

ADJOURNMENT – Sullivan moved Eldridge seconded the motion to adjourn at 6:25pm. The motion carried unanimously.

APPROVAL NOTIFICATION: January 30, 2019 - Minutes of December 19, 2018 were approved. Minutes of December 5, 2018 were duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary