

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

Wednesday June 5, 2019

PRESENT: Don MacLaren, Kim Sullivan, Rob Eldridge, Matt McNeely; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman MacLaren called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

DAVID M. TIERNEY, TRUSTEE – Chairman MacLaren read notice for a Variance concerning Article II, Section 5.2 (Lot Dimensions and Setback Requirements). Parcel is located at 72 Mill Street & 6 Bannigan Court, Tax Map 023 – Lots 1 & 2 located in the High-Density Residential Zone. Abutters present: Mike and Kim Krenzer.

Chairman MacLaren addressed the variance request for frontage which is not needed.

Sullivan moved McNeely seconded the motion that the application does need a variance for frontage. The motion carried unanimously.

Land surveyor David Benson explained there are two structures on one lot that have been taxed separately; Lot 1 on Mill Street being 0.36 Acres and Lot 2 with frontage on Bannigan Court being 0.57 Acres. He explained the applicant is asking for relief for area and stated both lots are on sewer and water separate services. Benson explained the request is to allow a lot line, less than a 20,000 square foot for lot 1 and a setback requirement that will meet the side setback.

Abutter Kim Krenzer noticed a new pin that is next to her mailbox and is just making sure this is not affecting her property.

Benson explained those are totem points to set the pins that will be on the Bannigan side if this application is approved.

Krenzer asked how far off the road this property is and questioned if they were to rebuild. Benson explained the both lots meet the front setback requirement.

Howard explained if they were to take down the mobile home on the property, and wanted to build within one year, they could build in the footprint. If they wanted to build a house and not a mobile home the front setbacks would have to be met, which is 25 feet from the front property line.

The Board and Applicant addressed the five criteria:

1. The variance will not be contrary to the public interest because:

Because there are currently there are two dwellings on the existing lot of record, they have been treated as separate tracts and have been assessed this way for many years.

No comment.

2. The spirit of the ordinance is observed because:

The lots meet all zoning setback requirements.

No comment.

3. Substantial justice is done because:

The dwellings are and have been treated as separate lots until a boundary survey was conducted.

No comment.

4. The values surrounding properties are not diminished:

The only changes will be the clear title to each dwelling, with no other changes. Each lot is currently served by municipal water & sewer.

No comment.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

In order to meet the minimum lot size, the lots would be odd shaped with would diminish their value.

No comment.

Sullivan moved McNeely seconded the motion to approve the variance for area regarding the square footage. The motion carried unanimously.

CORRESPONDENCE FROM ROBERT BLANCHETTE, REQUEST FOR ALTERNATE –

Sullivan moved McNeely seconded the motion to appoint Robert Blanchette as Alternate for a term ending in March of 2020. The motion carried unanimously.

MINUTES OF MAY 1, 2019 FOR APPROVAL & SIGNATURE – Sullivan moved McNeely

seconded the motion to approve the minutes. The motion carried unanimously.

ADJOURNMENT – McNeely moved Eldridge seconded the motion to adjourn at 6:27 pm. The motion carried unanimously.

APPROVAL NOTIFICATION: June 5, 2019 - Minutes of May 1, 2019 were approved and duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Don MacLaren

Rob Eldridge

Kim Sullivan

Matt McNeely