

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

Wednesday October 30 2019

PRESENT: Don MacLaren, Charlie Goodspeed, Rob Eldridge, Matt McNeely; Alternate Robert Blanchette; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman MacLaren called the meeting to order at 6:00 P.M. and appointed Blanchette to sit in as a voting member for Sullivan, who could not attend the meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG

JASON & ANGELA TESSIER – Chairman MacLaren read notice for a Variance concerning Article 3, Section 3.2 (Lot Dimensions and Setback Requirements). Parcel is located at 10 School Street Tax Map 027 – Lot 162 located in the West Epping Business District. Abutters present: John Grenier.

Jason Tessier came before the Board to explain the proposal. He explained the intent is to straighten out the property lines to improve land management and to help with the confusion over the odd, horse-shoe shaped lot. He showed the existing lot line and the proposed line on the plan given to the Board.

Chairman MacLaren asked if the well is on the other property. Tessier stated it is right on the line so they're looking to move the line away from the well for better access.

Blanchette questioned the existing frontage at 10 school street, which is quite lengthy, from the other side of the bush shown on the plan is what's being moved to 22 school street, and the remaining land is what's under the 200 feet? Tessier stated 10 School street will be left with 150 feet.

Chairman MacLaren stated he's aware there are other non-conforming lots in the area, and would be apt to be okay with the request if there were three lots.

Five criteria were addressed:

1. The variance will not be contrary to the public interest because: The request is consistent with the character of the neighborhood.

The Board had no comment.

2. The spirit of the ordinance is observed because: Would like to enjoy the land and clean it up.

Howard stated she feels criteria #2 is spelled out better in their letter of intent which she read for the record.

3. Substantial justice is done because: The request is to straighten out lot lines and improve land management.

The Board had no comment.

4. **The values surrounding properties are not diminished:** Consistent with the character of the neighborhood, and most lots in the area are non-conforming.

The Board had no comment.

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:** Difficult or resale and this will help to organize lot lines for improved land management.

Eldridge stated he has an issue with the response to the hardship, whereas buying a non-conforming is a hardship.

Paul Gatchell informed the Board he is a resident of town, not an abutter, and stated he has done work at an abutter's home and has no problem with the request for the Variance.

Goodspeed move McNeely seconded the motion to approve the request for the Variance. The motion carried 3 – 2. Chairman MacLaren and Eldridge voting against the motion.

MINUTES OF JULY 24, 2019 FOR APPROVAL & SIGNATURE – Goodspeed moved Eldridge seconded the motion to approve the minutes. The motion carried

RESIGNATION: Goodspeed announced he is resigning from his position on the Board effective tonight, October 30, 2019.

The Board accepted Goodspeed's resignation, with regrets.

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

APPROVAL NOTIFICATION: October 30, 2019 - Minutes of July 24, 2019 were approved and duly signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Don MacLaren

Rob Eldridge

Robert Blanchette

Matt McNeely