

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

MINUTES

Tuesday November 10, 2020

CONVENE: 6:00 P.M.

PRESENT: Don MacLaren, Kim Sullivan, Rob Eldridge, Matt McNeely, Robert Blanchette; Secretary Phyllis McDonough.

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

REQUEST OF MOTION FOR REHEARING -- JASON DECLERCQ – Chairman MacLaren opened the discussion on a request for rehearing on a Variance that was denied by the Board on 10/14/2020 that concerned Article 2, Section 3.2 Lot Dimension and Setback Requirements. Parcel is located at 1 Norris Court Tax Map 027 – Lot 036 located in the West Epping Business District.

McNeely explained there were issues that were raised regarding exact boundaries for an easement on the property. He stated an abutter called in and had no problem with the addition, McNeely explained he drove by this property before the last meeting and noticed an abutting solar array that approves of the plan. McNeely stated he is in favor of rehearing the application.

Eldridge explained he drove by the site and feels there are other locations on the property to build this garage. He stated there were communication issues at the hearing, and because of that he stated he is in favor of rehearing the application.

Chairman MacLaren explained he did try to watch the meeting and saw there were communication problems. He stated he wants to see information about the easement and noted that they do have that information to share should the board rehear the application. The Chairman brought up the request from Sullivan on a letter from the abutter on whether or not they had an issue with the proposal. He stated he felt if an abutter had an issue they would come into the meeting and where it was on zoom, they could have joined the meeting that way. He explained he did not see that as an issue. He explained he is in favor of the rehearing.

Sullivan explained with the condition of the property and wasn't aware of the septic location. He explained as far as the abutter he was looking for something positive from them. He stated this he is in favor to rehear the application.

Blanchette explained when he visited the property, he also thought there was another location this could go. He stated once the easement paperwork is provided, he would know the dimension could eliminate other areas and where this garage could go. He stated he is in favor of rehearing the application.

McNeely stated the easement paperwork was with the application, and shows where it bisects the property. He stated if look at the map the easement runs right across the property.

Blanchette noted on the left where he thought the structure could be, his limitations might consider the application.

Blanchette moved Eldridge seconded the motion to approve the request to rehear the application. The motion carried unanimously.

MINUTES OF 10/14/2020 FOR APPROVAL & SIGNATURE – Sullivan moved McNeely seconded the motion to approve and sign the minutes as amended. The motion carried 4 – 1. Chairman MacLaren abstained as he was not at the 10/14/2020 meeting.

ADJOURNMENT – McNeely moved Eldridge seconded the motion to adjourn at 6:15pm.

APPROVAL NOTIFICATION: November 10, 2020 - Minutes of October 14, 2020 were approved and signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Don MacLaren

Kim Sullivan

Rob Eldridge

Matt McNeely

Robert Blanchette