

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

MINUTES

Tuesday December 15, 2020

CONVENE: 6:00 P.M.

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

CALL TO ORDER: Chairman MacLaren called the meeting to order at 6:00 P.M. This meeting was also available through Zoom for Business.

NICK GRAY – Chairman MacLaren read notice for a Variance concerning Article 19, Section Sign Table. Parcel is located at 114 Coffin Road/9Bayberry Lane, Tax Map 023 – Lot 108 located in the Residential Zone. Abutters present: David Kondrup.

Chairman MacLaren informed Gray that there is not a full board of five members; only four present and offered if Gray would like to proceed or continue. Gray asked to proceed as there only needs to be a vote of three.

Nick Gray came before the Board with his proposal for a 3' x 2' sign for the property that's pushed back off the road and hard to find. He explained the original sign was larger and decided to go with a smaller version which is the 2' x 3', single standing – two sided, ten feet off the road so that it's not a safety hazard as far as blocking people's vision and far enough away from the road to keep out of the way of plow trucks.

Blanchette questioned if the setback distance is from the side or from the road. Gray stated it's 10 feet from the road, so it doesn't will be 8 feet from will be on the right side of the driveway

The Board and applicant addressed the five criteria:

1. **The variance will not be contrary to the public interest** – McNeely questioned if the 10 feet is from the center line. Gray responded that is correct, it will be as far away from the road as possible.
2. **The spirit of the ordinance is observed** – no comment.
3. **Substantial justice is done** – no comment.
4. **The values surrounding properties are not diminished** – no comment.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship – no comment.

Abutter David Kondrup's stated his only concern is his site while backing out of his driveway won't be blocked. Gray assured Kondrup there will be clear site distance.

McNeely moved Sullivan seconded the motion to approve the variance for the 25-foot setback. The motion carried unanimously.

JASON DECLERCQ – Chairman MacLaren read notice for a Variance concerning 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. There were no abutters present.

Chairman MacLaren explained this application stems from appeal on the denial of the original application October 14, 2020. DeClercq filed a motion to rehear the application on 11/10/2020 where the board voted in favor to rehear with the information they requested, which was given as part of the new application. The Chairman stated there is no need to rehash what the Board already has gone over and addressed the five criteria for the variance.

1. **The variance will not be contrary to the public interest** – no comment.

2. **The spirit of the ordinance is observed** – no comment.

3. **Substantial justice is done** – no comment.

4. **The values surrounding properties are not diminished** – no comment.

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship** – no comment.

McNeely noted the utility shows that the easement bisects the property. DeClercq explained the easement was made before the house was ever built.

As the Board had no questions or comments, the Chairman called for a motion.

Blanchette moved Sullivan seconded the motion to approve the variance. The motion carried unanimously.

MINUTES OF NOVEMBER 10, 2019 FOR APPROVAL & SIGNATURE – McNeely moved Blanchette seconded the motion to approve and sign the minutes. The motion carried unanimously.

ADJOURNMENT – Sullivan moved McNeely seconded the motion to adjourn at 7:50 pm. The motion carried unanimously.

APPROVAL NOTIFICATION: December 15, 2020 - Minutes of November 10, 2020 were approved and signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Kim Sullivan

Robert Blanchette

Matt McNeely