

**TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING
Epping Town Hall
MINUTES February 28, 2024**

PRESENT: Brian Reed, Kevin Martin, John Scully, John Horne; Alternate Max Miller and Don MacLaren; Planner Amanda Nolan.

CALL TO ORDER: Chairman Reed called the meeting to order at 6:00p.

PLEDGE OF ALLEGIANCE TO THE FLAG

Martin moved Horne seconded the motion to appoint MacLaren to sit in for Hojaboom as she was not in attendance. The motion carried unanimously.

46 MARTIN ROAD– Chairman Reed read notice of a request of extension of the variances and special exception approvals received from the Zoning Board of Adjustment related to the Residences at Epping Station project. There are seven (7) variances and one (1) special exception.

Attorney Manzelli came before the board ask for an extension on previously approved Variances and One Special Exception.

Attorney Manzelli explained a couple years prior they met with the Water & Sewer Department where they obtained a sewer allocation, started working on zoning relief after meeting with Water & Sewer and have since then realized the sewer situation had concerns.

Attorney Manzelli explained they extended the MOU with the agreement with the Water & Sewer Commission is to not have a specific date on that extension, but to put a qualitative extension that once the moratorium is lifted is when the three-year time frame will start.

After a brief discussion, there was a clarification on the number of Variances. Attorney Manzelli stated the request is for six Variances and one Special Exception. The letter than was sent to the Zoning Board showed the request for seven Variances, which was an error and will exclude the Variance granted March 30. The Board agreed to move forward for the extension on Six Variances and One Special Exception.

MacLaren suggested to lump the approval of the 2022 Variances and to approve the Variance granted 2024 separately. The Board agreed.

Planner Nolan explained what was suggested by town attorney to approve for two years until the moratorium is lifted and the town receives an okay date from DES.

MacLaren moved Scully seconded the motion to approve the request by the applicant for the extension for two years of the Variances granted in 2022, and the one Special Exception for two years, and a date is sent down to the Town from DES. The motion carried 4-1, Martin voting against the motion.

MacLaren moved Scully seconded the motion to approve the Variance for the onsite septic granted January 12, 2024 for a two-year extension. Motion failed 1-4 Chairman Reed in favor- Martin, Scully, Horne and MacLaren voting against the request.

MacLaren stated he does not see this onsite septic Variance needs to be granted as it was just approved this year.

Attorney Manzelli asked that the vote is without prejudice. Chairman Reed responded without prejudice.

MINUTES OF JANUARY 3, 2024 FOR APPROVAL AND SIGNATURE -- MacLaren moved Martin seconded the motion to approve and sign the minutes. The motion carried unanimously.

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

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Minutes were taken from home, while tuned into ETV

Brian Reed

Kevin Martin

John Horne

Don MacLaren