

**TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING
Epping Town Hall
MINUTES January 3, 2024**

PRESENT: Brian Reed, Kevin Martin, Cassandra Hojaboom John Scully, John Horne; Alternate Max Miller and Don MacLaren; Planner Casey Wolfe; Secretary Phyllis McDonough.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

REQUEST FOR REHEARING BROUGHT BY POLKA DOT HOUSING, LLC, Chairman Reed read the request for a rehearing regarding the Board's November 15, 2023 denial of the request for a Variance from Article 6 Section 6.10.3.B to permit a density of one dwelling unit per 3,869 square feet. The parcel is located at 242 Main Street, Map 022, Lot 060 in the High-Density Residential Zone.

The Chairman explained the board will have a discussion on this request, no input from the public will be heard.

MacLaren stated this property has been before the board two to three times, same property different designs; it was denied, appealed, and now back before the board. MacLaren stated he feel the board did the right decision and based on the package before them tonight does not see how it could change the board's decision, as he feels the decision was justified.

MacLaren stated he does not feel the Board was just when they granted previous variances. He explained what was approved by other boards does not "rubber stamp" variances with board sitting now.

Chairman Reed explained that he highlighted the applicant created his own hardship with the lot, and does not see anything that would change his opinion.

Scully stated he agrees with the Chairman and MacLaren and sees nothing that would change his vote.

Martin explained he voted in favor for the variance, mainly because he sees people more concerned another building there; technically there could be a garage there.

Chairman Reed reiterated the hardship was caused by the applicant going with two other buildings, tightening up the lot, and does not feel the board change their rules and regulations because an applicant caused their own hardship.

Hojaboom stated she voted against the variance and since receiving the Notice to Rehear she drove the property throughout the day and knows there were issues with parking, but granted a variance for parking, giving two spots instead of the 2-1/2 spots and adding this unit doesn't change that and would still allow parking in the area. She stated she believe this is smaller than originally asked for and doesn't feel she properly looked at that.

Martin stated the last Variance granted was to convert on four bedrooms to one bedroom.

MacLaren agreed he does not see a hardship and is surprised after looking at the property that it's gotten to this point.

Chairman Reed stated the board acted correctly at the previous hearing, and feels the board will do a disservice to the board and the town, and sees no evidence to overturn their previous decision to deny as the applicant created his own hardship. MacLaren concurred.

Hojaboom moved Martin seconded the motion to rehear the application for the Variance from Article 6 Section 6.10.3.B to permit a density of one dwelling unit per 3,869 square feet located at 242 Main Street, Map 022, Lot 060 in the High-Density Residential Zone. Hojaboom and Martin voting for the rehearing; Chairman Reed, Scully and Horne voting against the rehearing. The motion to grant the Rehearing failed 2-3-0.

MINUTES OF NOVEMBER 15, 2023 FOR APPROVAL AND SIGNATURE – Hojaboom moved Scully seconded the motion to approve the minutes. The motion carried.

APPROVAL OF 2023 ANNUAL REPORT – Scully moved Martin seconded the motion to approve the 2023 annual report. The motion carried.

ADJOURNMENT – Scully moved Hojaboom seconded the motion to adjourn at 6:30 pm. The motion carried unanimously.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Brian Reed

Kevin Martin

Cassandra Hojaboom

John Scully

John Horne