

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

Wednesday February 15, 2023

AGENDA

Epping Town Hall

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Epping, on the second floor of the Town Hall, at 157 Main Street, on Wednesday, February 15, 2023 at 6:00 P.M. to consider the petitions described in the agenda below.

- I. CONVENE: 6:00 P.M.**

- II. PLEDGE OF ALLEGIANCE TO THE FLAG**

- III. PUBLIC HEARING OF CASES**
 - A. Polka Dot Housing, LLC (petitioner/owner) – for the Variances below. The parcel is located at 242 Main Steet in the High Density Residential Zone. Tax Map 022, Lot 060.
 - 1. A Variance under Article 6 Section 6.10.3.b of the Zoning Ordinance to permit a density of one dwelling unit per 4,422 square feet whereas only one dwelling unit per 10,000 square feet is permitted; and
 - 2. A Variance under Article 6 Section 6.10.3.f of the Zoning Ordinance to permit 2 parking spaces per dwelling unit whereas 2.5 parking spaces per dwelling unit are required.**

 - B. Polka Dot Housing, LLC (petitioner/owner) – for the Variances below. The parcel is located at 232 Main Steet in the Rural Residential Zone. Tax Map 022, Lot 058.
 - 1. A Variance under Article 2 Section 2.7.3 of the Zoning Ordinance to permit multifamily in the Rural Residential Zone which is otherwise prohibited;
 - 2. A Variance under Article 6 Section 6.10.2.d of the Zoning Ordinance to permit three stories containing habitable space whereas only two stories containing habitable space are permitted;
 - 3. A Variance under Article 6 Section 6.10.3.b of the Zoning Ordinance to permit a density of one dwelling unit per 1,937 square feet whereas only one dwelling unit per 40,000 square feet is permitted;
 - 4. A Variance under Article 6 Section 6.10.3.c of the Zoning Ordinance to permit multi-family housing on a lot with only 87.75 feet of frontage whereas a minimum of 300 feet of frontage is required;
 - 5. A Variance under Article 6 Section 6.10.3.d of the Zoning Ordinance to permit multi-family housing 25 feet from the rear property line whereas a 50-foot setback for multi-family housing is required;
 - 6. A Variance under Article 6 Section 6.10.3.e of the Zoning Ordinance to permit a driveway and parking area for multi-family housing within 25 feet of a property line whereas a 25-foot setback is required;**

7. A Variance under Article 6 Section 6.10.3.f of the Zoning Ordinance to permit 2 parking spaces per dwelling unit whereas 2.5 parking spaces per dwelling unit are required; and
 8. A Variance under Article 6 Section 6.10.3.g of the Zoning Ordinance to permit multi-family housing on a lot with less than 600 square feet of space for outdoor activities per dwelling unit.
- C. Rourke Commercial Design-Build, LLC (petitioner/owner)** – Variance under Article 3 Section 3.6.12 of the Zoning Ordinance to permit a 55.5’ building height whereas 35’ is the maximum allowed in the Industrial Commercial Zone. The parcel is located on Exeter Road in the Industrial Commercial Zone. Tax Map 030, Lot 074.
- D. Prompto, Inc (petitioner)** – Variance under Article 2 Section 2.1.3 of the Zoning Ordinance to permit a service station in the Highway Commercial Zone which is otherwise prohibited. The parcel is located at 121 Calef Highway in the Highway Commercial Zone. Tax Map 029, Lot 278.
- E. 470 Church Street, LLC (petitioner/owner)** – for the Variances below. The parcel is located at 581 Calef Highway in the Residential Commercial Zone. Tax Map 005, Lot 029-1.
1. A Variance under Article 5 Section 5.3.6 of the Zoning Ordinance to permit the use of individual sewer and water systems in the proposed Commercial Planned Unit Development (CPUD) whereas connection to public water and sewer is required for a CPUD; and
 2. A Variance under Article 2 Section 2.2.2 to permit a building height greater than the 35’ maximum that is allowed in the Residential Commercial Zone.

IV. OTHER BUSINESS:

- A.** Minutes of January 18, 2023 for approval & signature.

Copies of application materials are available at the Epping Planning Department in the Epping Town Hall for review by the general public between the hours of 8:00 A.M. and 4:00 P.M. Monday through Thursday and 8:00 A.M. and 2:00 PM Friday. The Epping Zoning Board of Adjustment’s Rules of Procedure states, “All meetings shall adjourn no later than 9:00 p.m. At approximately 8:45 p.m. the Chair will poll the Board to discuss how they wish to proceed.”

Posted: 2/2/2023