

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

Wednesday, March 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, March 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. **REQUEST FOR REHEARING BROUGHT BY ABUTTER GRACE LAVOIE** - regarding **Polka Dot Housing, LLC (petitioner/owner)** in which the Board voted to approve 7 (seven) variances for a multi-family development at their February 15, 2023 meeting. The parcel is located at 232 Main Steet in the Rural Residential Zone. Tax Map 022, Lot 058.
- b. **46 MARTIN ROAD, LLC** – Variance under Article 3 Section 3.8.A.7.d of the Zoning Ordinance to permit the installation and use of a septic system for a multi-family development. The parcel is located on 46 Martin Road in the Industrial Commercial Zone. Tax Map 036, Lot 023.
- c. **EILEEN M. PIET** – Variance under Article 2 Section 2.1.3 of the Zoning Ordinance to permit an accessory dwelling unit in the Highway Commercial Zone. The parcel is located on 48 Jannell Court in the Highway Commercial Zone. Tax Map 029, Lot 277.
- d. **MICHAEL FECTEAU** – Variance under Article 6.10 Section 6.1.c.i.3 of the Zoning Ordinance to permit a duplex on a lot with an area of 19,219 S.F. whereas 30,000 S.F. is required in the Central Business District. The parcel is located on 48 Church Street in the Central Business District. Tax Map 029, Lot 196.

IV. OTHER BUSINESS:

- a. Minutes of February 15, 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."