

**TOWN OF EPPING, NEW HAMPSHIRE**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**Wednesday, April 19, 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, April 19, 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. **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.
- b. **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.
- c. **IBEW 104 OSHE** – Variance under Article 3 Section- Schedule 1 of the Zoning Ordinance, to permit utility poles and towers for electrical line worker training of up to 50’ in height were 35’ buildings (40’ with architectural details) is permitted. The parcel is located on Fresh River Road in the Industrial Commercial Zone. Tax Map 029, Lot 283-005.
- d. **BRADLEY TREE & LANDSCAPE** – Variance under Article 3 Section- Schedule II of the Zoning Ordinance, property to be used for processing of firewood. The parcel is located on Shirking Road in the Industrial Commercial Zone, Tax Map 036, Lot 005-002.
- e. **LAURA CHOPELAS** – For an ADU -Variance under Article 3 Section- Schedule II (Permitted Uses) of the Zoning Ordinance, and a Variance under Section 6.13 (Accessory Dwelling Unit) of the Zoning Ordinance. The parcel is located on 117 Exeter Road in the Industrial Commercial Zone, Tax Map 030, Lot 068.
- f. **PROMPTO, INC.** – Variance under Article 2 Section 1.2 (Lot Coverage); Variance under Article 2 Section 1.2 (Side Setback); Article 2 Section 1.2 (Front Setback); Article 2 Section 1.2 (Rear Setback) of the Zoning Ordinance. The parcel is located on 121 Calef Highway in the Industrial Commercial Zone. Tax Map 029, Lot 278.

**IV. OTHER BUSINESS:**

- a.** Minutes of February 15, 2023 for approval & signature
- b.** Minutes of 12/21/22 & 1/18/23 for 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."