

TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING
Wednesday, May 17, 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, May 17, 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**

46 MARTIN ROAD, LLC – A continued 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.

POLKA DOT HOUSING, LLC (PETITIONER/OWNER) – for a Variance under Article 6 Section 6.10.2.d to permit three habitable stories where only two are permitted. The parcel is located at 232 Main Street in the Rural Residential Zone. Tax Map 022, Lot 058.

SOUTH EAST LAND TRUST OF NH (SELT) – requesting Variances under Article 6 Section 10.3b to permit the creation of a lot that does not meet the density requirement, and Article 2 Section 2, to create a lot that has frontage on a town road designated as a Class A Trail (Range Road) (aka French Hill Road). The parcel is located at Violette Estates, 299 North River Road, Map 011, Lot 009.

OTHER BUSINESS:

- 1. Minutes of April 19, 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."