

**TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING
Epping Town Hall
OR
Join Zoom Meeting
MINUTES**

Wednesday May 19, 2021

Date & Time: May 19, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87025976891?pwd=dG9ZL1lYM3k4N0ltdEh6bmJ5N0NzZz09>

Meeting ID: 870 2597 6891

Passcode: 088913

CONVENE: 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

PRESENT: Matt McNeely, Kim Sullivan, Rob Eldridge, Robert Blanchette, Kevin Martin; Planner Kellie Walsh; (Secretary Phyllis McDonough minutes were taken from home).

CALL TO ORDER: Vice Chairman Sullivan called the meeting to order at 6:00 P.M.

REORGANIZATION – Blanchette moved Eldridge seconded the motion to nominate and approve McNeely to sit as Chairman. The motion carried.

Chairman McNeely moved Eldridge seconded the motion to nominate and approve Blanchette to sit as Vice Chairman. The motion carried.

Sullivan moved Blanchette seconded to approve Phyllis McDonough to continue as Zoning Board Secretary. The motion carried.

EDWARD PARENT, III – for a Variance concerning Article 6, Section 6.12.2 Existing Lots of Record – Side Yard setback requirements. Parcel is located at 8 High Street Tax Map 022-Lot 136 in the High-Density Residential District. There were no abutters present.

Edward Parent came before the Board with his request for a Variance. He explained facing his house from High Street, as a contractor, you will see that he has a lot of equipment outside and inside his barn. He stated his request for the shed is that he'd like to store the rest of his equipment inside. He explained his neighbor put up a fence directly on the property line, which is 12 ½ twelve and a half feet from the edge of his barn, and would like to put up a shed and

connect it to the barn. He stated there is still four and a half feet between the side of the shed and the fence line to walk about the property.

The Board and applicant addressed the five criteria:

1. **The variance will not be contrary to the public interest** –

Sullivan stated putting up the shed would hide all the equipment outside on the property.

2. **The spirit of the ordinance is observed** –

Blanchette stated the issue is from where the variance calls for a setback from the side. Parent responded that is correct.

3. **Substantial justice is done** – There was no comment from the board.

4. **The values surrounding properties are not diminished** – There was no comment from the board.

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship** – There was no comment from the board.

Chairman McNeely opened the meeting for public comment. As there was no public comment, the Chairman closed the public hearing.

Sullivan moved Martin seconded the motion to approve the Variance concerning Article 6, Section 6.12.2 Existing Lots of Record – Side Yard setback requirements. The motion carried.

POLKA DOT HOUSING, LLC – for a Variance concerning Article 6, **Supplementary Regulations for Certain Uses**, Section 6.10.3.B, **Maximum Density**, to add 2 units into the existing farmhouse in the front of the property. Parcel is located at 242 Main Street Tax Map 022 – Lot 060 located in the High-Density Residential District. Abutters present: Grace Lavoie and Tess Burden.

Joe Coronati from Jones & Beach, Eng., came before the Board to present the application for variance. He informed the board this site was before the board approximately seven years ago for a 12-unit apartment house, which has been constructed. He explained there's an existing farmhouse that has been a two family, rented to two different families. He explained the apartments are large, both four-bedroom apartments. The proposal is to reduce the number of bedrooms in the building but increase the number of units with a total of five bedrooms; three one-bedroom unit and one two-bedroom unit. Coronati stated there will be no change to the site, no additions proposed and all parking spaces are already on site.

Blanchette stated he only sees seven spaces and asked if they will use the garage for the other three spaces. Coronati stated that is correct it is a three-car garage.

Sullivan questioned this is currently all one lot with the farm house, the barn and the 12 unit which is all one lot, which is a total of 14 units and now will go to 16 units. Coronati responded that is correct. Sullivan questioned the square footage for the whole site. Coronati stated 73,791 squarer feet. Sullivan noted the farmhouse is 15,000 per unit in the high density. Coronati responded that is correct. Sullivan questioned on the new apartments what is the square footage of each apartment. Coronati stated 3,570 square feet per unit if just using the rural residential zone, so there was a variance at one time to go down to 3,570. Sullivan asked that 7,738 is 81,000 divided by four. Coronati responded that's correct.

The Board and applicant addressed the five criteria:

- 1. The variance will not be contrary to the public interest because:** The house is already existing and the site has already been greatly improved with the painting of the house, new driveway, curbing, improved drainage features and the new building in the back of the site.

There was no comment by the Board.

- 2. The spirit of the ordinance is observed because:** The Spirit of the ordinance is to keep this residential property residentially used and make the best use of the space in the existing multi-family house that is available.

Blanchett questioned because it's high density there is just enough for three units, so the purpose for the variance is to allow one more unit. Coronati responded that is correct.

- 3. Substantial justice is done because:** With the numerous retail jobs and commercial businesses in Epping, it is imperative to provide housing for this workforce.

There was no comment by the Board.

- 4. The values surrounding properties are not diminished because:** The addition of two units to the existing house does not change the exterior of the house or the site at all and will not be noticeable to the abutters.

Blanchette asked about the abutting property to the south which is a multi-family rental the two additional units would not affect the surrounding properties. He stated he doesn't want to set a precedent. Coronati referring to the property card there are four units in that house on 1.13 acres and entirely in the high density. Blanchette on a little over an acre she satisfies the 10,000 square feet. Coronati responded that is correct.

- 5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:** The hardship is that the lot size is more than sufficient to provide the necessary space for all the amenities; therefore, the house is too large to be rented just by 2 residents. The previous renters had many children, but finding a similar renter needing this much space is very rare.

There was no comment by the Board.

Chairman McNeely opened the public hearing.

Abutter Grace Lavoie stated when the apartments were being built people were walking through her yard and swearing at her. She informed the Board when the apartments were approved that the previous board stated there would be no more apartments on that property.

Abutter Tess Burden stated she has no issue with this request and feels that Lavoie's concerns are personal.

Chairman McNeely explained the applicant came before the Board previously with requests for multiple variances that the board at that time denied. He noted that Lavoie was at that meeting.

Martin stated he feels to rent out four-bedroom apartments would be difficult, along with very pricy and sees this request to be more economical to have two-bedroom apartments. He stated this would not have any effect on water & sewer.

Eldridge asked if there will be any upgrade to utilities, Coronati explained there is no outside work at all, only interior work will be done. He stated the existing dumpsters will be shared.

Sullivan asked when the initial variance was given on the new apartments was it stated that fourteen apartments would be the maximum on that property. Walsh stated it was not.

Blanchette stated he realizes four-bedroom apartments are not easy to rent, although the applicant would not need a variance for three apartments. He stated he would hate to set a precedent and is not comfortable with the parking arrangement.

Martin moved Eldridge seconded the motion to approve the Variance. The motion carried 3-2 Sullivan and Blanchette voting against the variance.

MINUTES OF DECEMBER 15, 2020 FOR APPROVAL & SIGNATURE – Blanchette moved Sullivan seconded the motion to approve and sign the minutes. The motion carried.

ADJOURNMENT – Sullivan moved Eldridge seconded the motion to adjourn at 7:00 pm. The motion carried unanimously.

APPROVAL NOTIFICATION: April 19, 2021 - Minutes of December 15, 2020 were approved and signed.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Matt McNeely

Kim Sullivan

Rob Eldridge

Robert Blanchette

Kevin Martin