

TOWN OF EPPING, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING
Epping Town Hall
MINUTES July 19, 2023

PRESENT: Brian Reed, Kevin Martin, Cassie Hojaboom, John Horne, John Scully; Alternate Max Miller and Don MacLaren; Planner Casey Wolfe; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Reed called the meeting to order at 6:00pm.

JASON & ERICA NEWMAN – Chairman Reed read notice of a Variance request under Article 2 Section 5.2 (Lot Dimensions and Setback Requirements) to build an attached garage (with an adjoining mud room and an Accessory Dwelling Unit (ADU) above the garage) eleven (11) feet from the side property line whereas a fifteen (15) foot structural setback is required. The parcel is located at 16 Pike Street, Map 029, Lot 147 in the High-Density Residential Zone.

Jason and Erica Newman came before the board with the request to build a two-car garage on the front of the property, attached, with a mud room and an in-law above. He stated this structure will be 11 feet from the property line, where 15 feet is required.

Jason explained the closest neighbor has no issues with this being built, other than a concern with the drainage. Jason informed the members his builder will install a drainage pipe to prevent any issues.

Newman read his answers for the five criteria for the Variance. These responses are attached with the file.

Jason explained they did explore where on the property this could go and stated if they try to attach at the rear of the house there's a steep grade from the river; almost impossible to have the garage there. He explained the reason for the ADU above the garage is to have their son to live there.

MacLaren stated he drove by the house and with this addition will make the home more attractive increase property values to the area.

Chairman Reed opened the public hearing. As there were no questions or comments the Chairman closed the public hearing.

The Board addressed the five criteria before taking a vote:

1. Miller stated the neighbors have no issues with this request.
2. The Board had no comment
3. Martin stated he has no comment as the applicant explored all their options on this structure going elsewhere.
4. MacLaren stated this is a great addition to the home and neighborhood; the members concurred.
5. The Board had no comment

Casey Wolfe informed Newman he would have the building inspector look at the plans to make sure this is built to the building codes and a plan showing it meets all setbacks.

Martin moved Hojaboom seconded the motion to approve the Variance request under Article 2 Section 5.2 (Lot Dimensions and Setback Requirements) to build an attached garage (with an adjoining mud room and an Accessory Dwelling Unit (ADU) above the garage) eleven (11) feet from the side property line whereas a fifteen (15) foot structural setback is required. The motion carried unanimously.

MINUTES OF JUNE 21, 2023 FOR APPROVAL & SIGNATURE – Chairman Reed moved Martin seconded the motion to approve and sign the minutes. 4-0-1.

ADJOURNMENT – Martin moved Scully seconded the motion to adjourn at 8:15 pm. The motion carried unanimously.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

Brian Reed

Kevin Martin

John Horne

John Scully

Casandra Hojaboom