

TOWN OF EPPING, NEW HAMPSHIRE**ZONING BOARD OF ADJUSTMENT****Wednesday, April 23, 2008**

PRESENT: Paul Spidle, Dave Mylott, Ron Nowe, Paul Brown; Alternate Peter Loch; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Spidle called the meeting to order at 7:00 P.M., and appointed Loch to sit in for Jordan.

JH REALTY TRUST – Chairman Spidle read notice for an appeal from an Administrative Decision concerning Article II Section 4.3 and Article VI Section 6.14 (2) (a) (1). Parcel is located at Railroad Ave & Main Street (Tax Map 029 - Lots 208, 209 & 290) in the Central Business District.

Chairman Spidle read from comments by Attorney Ratigan on a Defective Notice that stated the appealing party was NM Cook Development when it should have read that the appealing party was JH Realty Trust. The Chairman noted that NM Cook's attorney has requested that the hearing be continued to be correctly re-noticed.

Attorney McNeill representing NM Cook and Attorney Michael representing J.H. Realty Trust agreed with the continuance of the meeting.

Mylott moved, Nowe seconded the motion to continue the hearing to May 28, 2008 to allow renote of the abutters and the newspaper. The motion carried unanimously.

HOWARD HARTFORD – Chairman Spidle read notice for a Variance concerning Article II Section 2.2 Lot Dimensions & Setback Requirements to permit a subdivision consisting of 3 over-sized lots. Parcel is located at 40 Beede Road (Tax Map 035 - Lot 001 & Tax Map 34 – Lot 056) in the Industrial Commercial Zone. Abutters present: Sandy & Betty Woodmansee.

Penny Lewis, representing her father Howard Hartford, came before the Board with the proposal. Ms. Lewis explained has worked on site conditions determined for the 32 +/- parcel in question. Lewis stated she is also working with West Environmental on the wetlands study. She presented the first plan showing a six lot subdivision with two family lots. She explained after consideration of the environmental impact, abutters impact, cost of road entrance, she is proposing a three lot subdivision. She explained to accomplish the three lot subdivision she needs a frontage variance on Beede Road. Lewis explained the parcel her father is on is considerable sub standard in size so she will adjust the line to make it a conforming lot. She stat no lot would be less than 50 foot of frontage on Beede Road. Lewis also explained there will be a single shared drive.

A very brief discussion ensued.

Abutter Sandy Woodmansee advised he is very pleased with the proposal. He stated he feels this is an ideal proposal and asked the Board do anything they could to assist Ms. Lewis in her endeavor.

Nowe moved, Loch seconded the motion to allow the three lot frontage reduction, on each lot the frontage shall be no less than 50 feet and stipulated in the deed that no further subdivision would take place. The motion carried unanimously.

MINUTES OF 04/02/08 FOR APPROVAL – Nowe moved, Mylott seconded the motion to approve the minutes. The motion carried unanimously.

MINUTES OF 04/09/08 FOR APPROVAL – Nowe moved, Mylott seconded the motion to approve the minutes as amended.

APPOINTMENT SLIP FOR SIGNATURE (PETER LOCH) – The appointment slip was duly signed.

BILL FOR APPROVAL – DEARBORN PROPERTY, LLC (LAVOIE) – Mylott moved, Nowe seconded the motion to approve the bill for \$3,189.14. The motion carried unanimously.

ADJOURNMENT – Mylott moved, Loch seconded the motion to adjourn the meeting at 7:30 pm. The motion carried unanimously.

Respectfully submitted,

Phyllis McDonough,
Zoning Board of Adjustment Secretary

APPROVAL NOTIFICATION: April 23, 2008 - Minutes of April 2, 2008 were approved as submitted. Minutes of April 9, 2008 were approved as amended.