

Town Hall
157 Main Street
Epping, NH 03042



Tel: (603) 679-5441

Fax: (603) 679-3002

**Town of Epping, New Hampshire
Zoning Board of Adjustment Agenda
Wednesday April 23, 2025**

CONVENE: 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

IBEW 104 OSHE – Request A 1-year extension to an approved Variance granted April 19, 2023, for parcel located at Fresh River Road, Tax Map 29 – Lot 283-5.

CONTINUED FROM MARCH 26 MEETING -- ROBERT PINTABONE – requesting a Variance from Article II, Section 7 to allow a duplex condominium community with more than three (3) dwelling units and a Variance from Article 6 Section 10 to allow twelve 2-unit duplexes (with a total of 24 condominium units/dwellings) on a lot which does not meet all dimensional requirements. The parcel is located at 160 Blake Rd., Map 013 Lot 004 in the Rural Residential Zone.

SHANNON KULAKOWSKI – requesting a Variance from Article 10, Section 10.2.1.c to construct a 28x42 single family home within 75' of wetlands. The parcel is located at 15 Bartlett Street, Map 029 Lot 153 in the High-Density Residential Zone.

HENRYS HOMES, LLC – requesting a Variance from Article 2, Section 6.2 to combine the existing two (2) lots and create three (3) lots with less than the required 200 feet of frontage on a public road. The parcel is located at 16 Saddle Brook Lane, Map 020 Lots 26-17 & 55 in the Residential Zone.

OTHER BUSINESS:

1. Minutes of February 26, 2025 & March 26, 2025 for approval and signature