

**TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING
MAY 12, 2011
MINUTES**

The Zoning Board of Adjustment met this date with Sam Plaisted, Acting Chairman, Roger Blake, Peter DeMarco and Robert Barach.

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes for the January 27, 2011 meeting. Roger Blake made a motion to approve the minutes for the January 27, 2011 meeting. Peter DeMarco seconded the motion. The Zoning Board of Adjustment voted in the affirmative, unanimously.

Next on the agenda, Northern Terrain, LLC, Southmayd Road, requesting a Variance and a Special Exception. John March representing Paul Zimbone and David Joyce, said that they are requesting a Variance and a Special Exception:

- 1. A Variance from Article IV, Section 8 of the Zoning Ordinance to permit a commercial use (ski tuning facility) in an existing auxiliary building. The main building will consist of studio apartments and office space.**
- 2. A permitted Special Exception from Article IV, Section 4 of the Zoning Ordinance to allow 6 studio apartments in the existing main building (3 are permitted).**

Roger Blake asked about the septic system, and if it was large enough to handle the extra apartments. John March said that they are going to upgrade the septic system. Roger said that the property had plenty of gravel for good drainage. Peter Demarco asked if this septic plan had been submitted to the state for approval. John March said that they were waiting until after this meeting, to submit it to the state. Del Tower said that he is concerned about the parking and the drainage, as he owns the building next door and leases it to the Post Office. Del said that he has concerns about the drainage that comes from off the hill behind the buildings. Sam Plaisted said that because this is an existing building, he did not feel that this building could impact the water drainage. Del is also concerned about the traffic on Saturday mornings, when the ski tuning business is open. David Joyce said the he would be open on Saturdays from 7 AM – 9 AM, for pick up and drop off of skis. Paul Zimbone said that if the parking was a problem, they could expand the parking lot into the garden area, where there was plenty of room for extra spaces. Del Tower is still concerned that they may use some of his parking spaces in the Post Office parking lot. Paul Zimbone assured him that if the parking was an issue they

Page 2

could easily expand, and they wanted to be good neighbors. Del said that he felt more assured, and he knows what it takes to run a business. John March said that he was going to do more with drainage recommendations for the septic plan. Peter DeMarco said that he thought this was a good use of the property, and appeared to be in the public good. The board agreed.

Sam Plaisted made a motion to approve the Variance, conditional upon the state approvals, and to approve the Special Exception for Northern Terrain LLC, Southmayd Road. Roger Blake seconded the motion. The Zoning Board of Adjustment voted in the affirmative, unanimously.

The Zoning Board of Adjustment adjourned at 7:30 PM.

Respectfully submitted,

**May Brosseau
Zoning Board of Adjustment Clerk**

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