

TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
JANUARY 10, 2013
MINUTES

The Zoning Board of Adjustment met this date with Sam Plaisted, Chairman, Paula Kelly, Martha Aguiar and Tim Scanlon.

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes for the September 25, 2012 meeting. Martha Aguiar made a motion to approve the minutes for the September 25, 2012 meeting. Tim Scanlon seconded the motion. The Zoning Board of Adjustment voted in the affirmative, unanimously.

Next on the agenda, Jeff Cogswell representing for Robert and Michelle Bean who have purchased the Campton Inn on Owl Street. The Beans are requesting a variance to the setbacks on the west boundary of 383 Owl St., the property commonly known as "The Campton Inn". They are conducting a complete renovation of the building and property, to re-establish it as a bed and breakfast. After initially considering repairing and replacing the existing structure as it stood, it became necessary to look at alternatives. The best solution to providing for an "on-site" residence area is to extend the existing west end of the building straight back from Owl Street or in a northerly direction. This has included the removal of the existing 20 x 24 addition in the same area, but the original addition ran perpendicular to the main building. The plans call for an addition to the building of 20 x 26. This causes a need for a 13 foot variance to the west property set back, and a one foot variance to the north side setback. The property is considered a legal non-conforming lot. The owners intend to bring the property up to a high standard, which can only improve the property value. The visual impact of the proposed change will be minimal, as it will follow the existing building lines. It should be almost unseen from both Owl Street and NH Rt 175. The footprint size is almost unchanged from the existing footprint, but by turning the addition 90 degrees, it allows for much more useful space while not impacting visual appearance. Paula Kelly wanted to know how many bedrooms were in the existing building. Jeff Cogswell said that the existing building had 5 bedrooms, plus the owners living quarters. Ted and Susan Hammond abutters to the property, stated that the extended dormer would be about 8 feet from their property line. Susan Hammond said that it would be a tremendous impact on their property and both lots are legal non-conforming already. Jeff Cogswell said that if he has to change the configuration of the addition it would be an additional cost to the owners, and he would have to speak with them before he could continue with the project. Paula Kelly said that it looks like there are two things going on, the Hammonds feel that it is too close to their property line, and the Beans are trying to put on an addition on a very small lot. Tim Scanlon said that they would need six parking spaces. Jeff said that they would have the six parking spaces needed for the Bed and Breakfast. Tim also said that they should have come to the town before the project started to get the information on the set-backs and requirements for zoning. They will have to come before the Planning Board for a Site Plan Review. Jeff said that they have a new septic plan filed with the State of NH. Ted Hammond said that where the Inn is located on the corner of Owl Street and NH RT 175 is a very dangerous corner, and a very poor site line. Paula Kelly said that she would vote for a one story addition, and felt that it was a very tough lot and everything was very close. Martha Aguiar agreed that this was a very small lot and did not like the two story addition. Sam Plaisted asked the board to take a vote on the two story 13 foot variance application. The Zoning Board of Adjustment voted no unanimously on the two story, 13 foot variance application submitted.

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Sam Plaisted said that they now could vote on an amended version of the variance request. Martha Aguiar said that she would vote for a one story addition to the original footprint with a narrow addition to the East side of NH Route 175 and with a 50 foot variance from Owl Street. Sam Plaisted said that if they stayed within the same footprint, and built within a year, they would not need a variance. The Zoning Board of Adjustment voted in the affirmative to grant the, one story addition on the original footprint with a narrow addition to the West side of NH RT 175 and the 50 foot variance from Owl Street.

The Zoning Board went over the Budget, and decided to keep the budget the same as last year.

The Zoning Board of Adjustment adjourned at 8:30 PM.

Respectfully submitted,

May Brosseau
Zoning Board Clerk

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