

ZONING BOARD OF ADJUSTMENT
MINUTES
October 13, 2005

The Campton Zoning Board of Adjustment met this date with Roger Blake, Cheryl Johnson, Sam Plaisted, Paula Kelly, Jon Homer and Bob Barach Chairman. Also present Lee Freeman, Mr. & Mrs Glover and Mr & Mrs Bushaw

The meeting was opened at 7:00pm.

First on the Agenda was the review of the September 29th, 2005, minutes, a motion was made by Roger to approve the minutes. Sam Seconded. Voted unanimously to approve the minutes of September 29, 2005.

Second on the Agenda was the application from Lee Freeman for a special exception under article IV, Section K of the zoning ordinance to permit a building to be built for a business which would not be for residential purpose for EMM America Inc.

The Board invited Lee Freeman to step up and speak to the board on what he was applying for. Mr. Freeman explained that he wanted to put in warehouse building on a 2 acre piece of property that he purchased at an auction down Beebe River. The property is located between Lawson's and Trudy's horse farm. He explained that this piece of property is rural residential. The warehouse that proposed to build is a stand along building. Mr. Freeman continues about the 3 criteria's that he needed to meet to get this special exception, this piece of property was once the storage site for the mill at one time and other business due operate in this area. He also is planning to use the south side of property because he may possible want a lot line adjustment sometime in the future. Lee added that his business is not a manufacturing company, it is strictly a distribution center. He has UPS, Fedx and maybe a few tracker trailer truck deliveries during the week.

Bob asked the Board if anyone had any question. Jon Homer comments that Mr. Freeman did do his homework and that he felt that he did meet the 3 criteria that he needed. The Board had a short discussion and Bob made a motion that they vote on the application as submitted. The board voted unanimous in favor of building the warehouse as a distribution center on a 2 acre parcel in Beebe River. The special exception was granted.

Third on the Agenda was the application from Phillip Bushaw for a variance under article 4, Section H10 of the zoning ordinance to permit the placement of a modular home which needs 23' variance from boundary line setback.

The Board invited Mr. Bushaw to come up and show them what he wanted to do. Phil showed a picture to the board of the Modular that he was looking to put on his piece of property. At this time he has a 2 bedroom trailer and he needs more room. His piece of property is very small and he needs more room on the back and the front to be able to get this new home in. He told the board that he tried to purchase some land from Mr. Noseworthy but he was not interested in sub dividing, he is selling his parcel as one lot. Phili also told the board that he

wanted to upgrade his septic also and he also told the board that his bedroom on the backside of the trailer is now over his neighbor's property line.

Paula asked if the house could be moved toward the left so that the setback in back was met and the only problem would be the front. It would also be better for the road. Phil stated that the septic was in that area. The Board discusses many options and tried to find something that would allow them to grant this request. Bob asked if anyone had anything that they wanted to add. Mrs. Glover, who is a neighbor to the Bushaws was asking about the property line between them and the Bushaws because there was a line of tree's that she was concerned about being taken down. She liked having the buffer between the two pieces of property. Phil said that he was not planning on taking anything down on their property, not understanding her issue, she tried to explain where she was talking about and then she also stated that she felt that the markers were not 41' from the property line. At this point the Board felt that they needed to be sure that the measurement were correct before they could take a vote on this application. So Bob asked the board if they wanted to table the vote until they take a trip up to the property and have Charlie Brosseau met them there and remeasure to be sure that everything is in the correct place. The Board as Pam to call May and make arrangements for them to meet at the Bushaw's on Saturday morning so that they can all look at the property. Paula stated that she would not be able to go Saturday but that she would make it up there tomorrow and look at the marks where they are now. Roger, Sam, Cheryl and Bob were going to go on Saturday. Mrs. Glover wanted to be also contacted when this was going to take place because she wanted to be there also and she had a survey map of her property.

Bob tabled the discussion based on Saturday's meeting, Philli was concerned because they want to get this ordered and get stuff done before the winter. Bob told him that this would only be a short setback.

Pam called May and made arrangements for Charlie to met the board at 9:00 on Saturday morning.

The meeting was adjourned at 8:05pm by Bob Barach, Chairman.

On Saturday, October 15, 2005 Charlie, Bob, Roger, Sam, Cheryl and Mrs. Glover met at the Bushaw's and check all the measurements. After careful consideration the Bob asked for a vote and they voted unanimous in favor of the 23' variance. The only stipulation that the board added was that the trailer be removed as soon as the modular is on site and all the trash and debris is removed from property and kept that way.

Respectfully Submitted

Pamela Avery, Clerk
Zoning Board of Adjustments