

TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING
MAY 1, 2008- MINUTES

The Zoning Board of Adjustment met this date with Bob Barach, Chairman, Roger Blake, Sam Plaisted, Paula Kelly, and Martha Aguiar, Alternate.

Bob Barach opened the meeting at 7 PM.

First on the agenda, the minutes from the January 31, 2008 meeting. Sam Plaisted made a motion to approve the minutes from the January 31, 2008 meeting. Roger Blake seconded the motion. The Zoning Board voted in affirmative, unanimously.

Next on the agenda a continued application for a variance for Rita Boyle, 1206 NH RT 175. John March representing Rita Boyle. Application for variance under Article 4, Section A 10 of the Zoning Ordinance, to permit a structure being placed closer than 50 feet from the limit of any road. The variance is for 20 feet. A variance is also needed for Article H3 for a Septic System setback. A variance is also needed for Article Section V 10 of the Zoning Ordinance which requires residential lots to be one acre.

James Palmer an abutter to the Boyle property attended the meeting and wanted it noted that he objected to building a house on the property. He felt that this was very small wet lot in the River Corridor, very close to the brook, and it would be difficult to support a septic system.

Sam Plaisted said that he understood that the Shoreline Protection Act took effect on April 1, 2008. The Zoning Board discussed the Shoreline Protection Act, and its effect on the Boyle property. Paula Kelly said that it stated in the septic approval from the state that they may have to obtain a dredge and fill permit from wetlands. Mr. Palmer stated that you would have to disturb the wetlands for the septic, as the lot is not big enough. Roger Blake said that the state took part of the property in 1973 to widen the road. James Palmer said that you could not create a lot like this today. John March agreed that this would not conform to the current zoning regulations. Martha Aguiar said she has problems with where the driveway was located, and could be a safety issue. James Palmer said that the traffic was very heavy at times past his house, and agreed that the driveway placement was in a bad place by the corner. Paula Kelly said that the lot had too many complications and the plan was very aggressive for the size of the lot. The Zoning Board did not like the septic system. Bob Barach wanted to know if the Zoning Board was ready to vote on the variance. The Zoning Board voted unanimously to DENY the variances for Rita Boyle, 1206 NH RT 175.

Page 2

The Zoning Board of Adjustment adjourned at 8:15 PM.

Respectfully submitted,

May Brosseau
Zoning Board of Adjustment

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