

TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING
SEPTEMBER 23, 2010
MINUTES

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

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes from the October 22, 2009 meeting. Roger Blake made a motion to approve the minutes from the October 22, 2009 meeting. Martha Aguiar seconded the motion. The Zoning Board voted in the affirmative, unanimously.

Next on the agenda, John March representing the Charron's. John March said that they are requesting several variances for this property from Article IV, Section A 10 of the Zoning Ordinance to permit existing structures to be less than the required 50 ' from a road or private right-of-way, or less than the required 25 ' from any property line. The Planning Board requested that we prepare this application, after we appeared before the Planning Board to apply for a subdivision to separate the Chesley's Mini-Mart from Chesley's Mobile Home Park. Wayne Charron said that the banks consider it an Investment Company not a business. Marsh Morgan, Ex-Officio of the Planning Board, said that the Planning Board was in favor of this proposed subdivision, but various setback issues needed to be resolved before the board could consider a Subdivision Approval.

John March said that it is important to note that there are no proposed changes at either the Mini-Mart or the Mobile Home Park. There will be no new structures, driveways, or roads. There will be no increase in density. The Subdivision Proposal is strictly being done to help with improving efficiency in running both the Mini-Mart and the Mobile Home Park.

Roger Blake made a motion to approve the variances for the Chesley's Mini-Mart and the Mobile Home Park. Sam Plaisted seconded the motion. The Zoning Board voted in the affirmative, unanimously.

Next on the agenda, Peter Vaillancourt for a 32 foot variance to rebuild his garage. Peter stated that he would like to tear down his old garage and rebuild a larger one. The garage would be less than the required 50 feet from the boundary of the highway of the road. Rick Stachecki, an abutter, said that the state requires a driveway permit for one driveway. Rick also said that when he put his driveway in, they required him to put in a swale for water run off. Sam Plaisted said that this is a legal pre-existing, non-conforming lot, and if he were building on the same foot print he would not need a variance. Pete DeMarco asked Rick Stachecki if he thought this would affect the value of

his house. Rick said he did not think it would affect the value, but he had come to voice his concerns. Peter DeMarco said that he would not like to look at a commercial garage, as an abutter. Pete Vaillancourt said that he wants to keep his equipment in the garage, and have it ready to go when it snows. Pete said that he needed the larger 14 ft. doors to accommodate the height of his plow trucks with sanders. Sam Plaisted said that the size of the doors doesn't necessarily make it look commercial. Roger Blake said that instead of parking his equipment out in front of his house, he wants to protect his property in a garage. Sam Plaisted said that it was not the job of the Zoning Board to police the state driveways. Paula Kelly said that the different size doors could be made to look more residential. Sam Plaisted asked if there was any more discussion. There was no more discussion, so Sam Plaisted made a motion to vote on Peter Vaillancourt's variance. Paula Kelly seconded the motion. The Zoning Board voted in affirmative, unanimously to vote.

Roger Blake	Yes
Martha Aguiar	No
Paula Kelly	Yes
Sam Plaisted	Yes

Peter DeMarco Alternate voiced his opinion that he would vote No.

The 32 ' Variance for Peter Vaillancourt's garage passed.

The Zoning Board of Adjustment adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau
Zoning Board Adjustment Clerk

/mb