

**TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MINUTES
MARCH 26, 2009**

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

Robert Barach opened the meeting at 7 PM.

First on the agenda, the minutes for the November 13, 2008 meeting. Martha Aguiar made a motion to approve the minutes for the November 13, 2008 meeting. Roger Blake Seconded the motion. The Zoning Board of Adjustment voted in affirmative, unanimously.

Next on the agenda, an application for a variance under Article IV, Section 8 of the Zoning Ordinance, to permit a garage apartment, in a residential zone. This application for a variance is for Chris Hogan, 28 Driftwood Drive, Campton, NH. Chris Hogan presented the Zoning Board with photos of the Garage apartment. He said that apartment is 720 square feet with a kitchen, bathroom, bedroom and living room. The project was started in August 2008 and completed in December 2008. His father moved in a week before Christmas 2008. Chris said that he did not know that it was against the Zoning Regulations, and that his father had put his life savings into this apartment. Paula Kelly wanted to know about the septic plans for the garage apartment. Chris said that he hooked into the existing septic and water for the house. He was approved from the State for a 4 bedroom septic system. Roger Blake said that the garage apartment should have been attached, and that this created another residence on one lot, which is against the zoning. Roger also said that this would turn into a rental unit in the future. Sam Plaisted said that possibly he could look into the covenants to see if the lot could be subdivided. Bob said that the Zoning Board could conditionally approve the garage apartment for his father, and stipulate that when the father left it would be storage, not to be rented. Roger Blake wanted it noted that Willis Merrill, who is not an abutter from Deacon Willey Road, is against the variance for Chris Hogan. Jim Palmer said that it should be attached, and that it would be very expensive to move the garage. The Zoning Board discussed how it could be attached. Paula Kelly said that the Zoning Board has to be careful not to set a precedent. Sam Plaisted said that the Zoning Board cannot use the equitable waiver, as that is for dimensions only. Sam said that he personally does not have a problem with trying to help your family members, but legally it does not meet the zoning requirements. The Zoning Board asked Chris Hogan to check into the covenants to see if he could subdivide the property. Paula Kelly made a motion to continue the meeting to Thursday, April 2, 2009, at 7 PM.

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Roger Blake seconded the motion. The Zoning Board voted in affirmative, unanimously.

Next on the agenda, the annual Spring Planning and Zoning Conference. May passed out copies of the registration forms to the conference, if anyone wanted to attend.

The Zoning Board of Adjustment adjourned at 8 PM.

Respectfully submitted,

**May Brosseau
Zoning Board of Adjustment**

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