

TOWN OF CAMPTON  
ZONING BOARD OF ADJUSTMENT  
MEETING  
SEPTEMBER 10, 2009  
MINUTES

The Zoning Board of Adjustment met this date with Robert Barach, Chairman, Sam Plaisted, Paula Kelly, Peter DeMarco, Alternate and James Palmer, Alternate.

Robert Barach opened the meeting at 7 PM.

First on the agenda, the Zoning Board of Adjustment voted unanimously to have Peter DeMarco and James Palmer be voting members for this meeting.

Next on the agenda, the minutes from the August 13, 2009 meeting. Paula Kelly made a motion to approve the minutes from the August 13, 2009 meeting. Sam Plaisted seconded the motion. The Zoning Board voted in affirmative, unanimously.

Next on the agenda, Darlene King-Jennings representing Southern NH Services, Inc. of Manchester, NH. This is a request for a density variance to allow 16 one bedroom units on 349 Owl Street. This was the former 6.98 acre site of White Mountain Industries, which is now Central NH Realty, Inc., Mr. Odilon Cormier, the President and owner. This property has town water and would have a private septic design. Southern NH Services Inc. has built many of these facilities throughout the state of New Hampshire. Darlene stated that to date since their inception they have never sold any of their complexes and have continued to remain low income senior complexes in every location even after the federal funding requirement has passed. Robyn Morse, Marie Merrill's daughter, an abutter to the property, wanted to know how this would effect the property values in the neighborhood. She also is concerned about the traffic and the buffer of trees that are between the site and her mother's house. Paula Kelly would like to see a plan of the proposed building and where on the property the building would be located. Darlene said that she did not have plan of the proposed building or where it would be placed on the property. She said that the when they did Site Plan Review they would have a plan, and the location site of the building. Peter DeMarco and James Palmer would have liked to have seen a copy of the proposed building plan, and where the building would be located on the site. Darlene said that the building would look like the one in Ashland, behind Burger King. Bob Barach asked if they could come back with a set of plans. Darlene said that they would not be able to come back. Paula Kelly said that she was surprised that Southern NH Services did not have a Representative here to show the board some of their other projects of senior housing. Jim Palmer said that he thinks it's a good idea, but he still has reservations. Darlene said that the Planning Board, under Site Plan Review will have a lot to do with the placement of the building. Chris Kelly said that the Planning Board has strict guidelines, and cannot tell the applicant where to place a building. This depends on the setbacks, the well and septic placement. Pete DeMarco said that no one objects to the project. The Zoning Board agreed. Pete DeMarco made a

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motion to accept the application as complete. Sam Plaisted seconded the motion. The Zoning Board voted in affirmative, unanimously. For all the reasons discussed, Sam Plaisted made a motion to approve the density variance for Central NH Realty Inc., 349 Owl Street, under the following conditions:

1. The variance would be for sixteen, one bedroom units for senior housing.
2. All natural barriers will remain.
3. The variance will be for low income senior housing for thirty years. A letter is required from Southern NH Services Inc. agreeing to these conditions.

Peter DeMarco seconded the motion. The Zoning Board of Adjustment voted in affirmative, unanimously.

The Zoning Board of Adjustment adjourned at 8 PM.

Respectfully submitted,

May Brosseau  
Zoning Board of Adjustment, Clerk

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