

TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MINUTES
JANUARY 9, 2014 MEETING

The Zoning Board of Adjustment met this date with Sam Plaisted, Chairman, Paula Kelly, Tim Scanlon, Martha Aguiar and Peter Laufenberg, Alternate.

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes for the May 23, 2013 meeting. Tim Scanlon made a motion to approve the minutes for the May 23, 2013 Zoning Board of Adjustment meeting. Paula Kelly seconded the motion. The Zoning Board of Adjustment voted in the affirmative, unanimously.

Next on the agenda, Community Guaranty Savings Bank owner of 1310 NH Rt 175, formerly the Campton Village Realty. Darlene King-Jennings representing the Community Guaranty Savings Bank and Kurt O'Connell who is the buyer of the property, are applying for a Variance for mixed use and a Special Exception for density requirements. Darlene said that the intended purpose is to renovate and rent two – 1 bedroom apartments on the second level. The first floor has two offices, they will remain as is with a makeover of plumbing, heating, electrical, fresh paint and flooring. The building is served by town water and a current state approved pump up septic system is on an adjacent neighboring lot and is designed to allow two residential apartments and two commercial spaces. The inside stairways will be removed to allow for additional internal space on both floors and will be substituted by a 8 foot wide external covered porch on the rear of the building offering a shared second egress to the two apartments. This set-back was measured by Charles Brosseau, the Code Enforcement officer, and this meets the 25 foot set-back. Tim Scanlon asked about the depth of the parking. He said that the state requires a 20 feet depth. Darlene said that it was about 16 -17 feet to the ledge. There are parking spaces for 11 – 13 cars (214.50 feet of frontage with a 45 foot building). Darlene said that the requirement for proposed use is 5 we will have more than adequate parking for zoning requirements. The land consists of two parcels that total 0.30 acres. Sam Plaisted said that the building has been there a long time and he sees not benefit to it being vacant any longer. Sam asked if the Zoning Board had any other questions, if not, he would like to call for the vote. The Zoning Board of Adjustment voted in the affirmative to approve the Variance for the mixed use and to approve the Special Exception for the density requirements.

Sam Plaisted adjourned the meeting at 8 PM.

Respectfully submitted,

May Brosseau
Zoning Board of Adjustment, Clerk

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