

TOWN OF CAMPTON  
ZONING BOARD OF ADJUSTMENT  
MEETING  
NOVEMBER 2, 2017  
MINUTES

The Zoning Board of Adjustment met this date with Sam Plaisted, Chairman, Tim Scanlon and Paula Kelly.

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes of the August 30, 2016 Zoning Board of Adjustment meeting. Tim Scanlon made motion to approve the minutes of the August 30, 2017 Zoning Board of Adjustment meeting. Paula Kelly seconded the motion. The Zoning board of Adjustment voted in the affirmative, unanimously.

Next on the agenda, John Anderson and Sarah Dreshaj for a variance of mixed use for their property at 1323-1327 NH Route 175. The Planning Board denied the request to build a nano brewery at 1323 NH Route 175 within the basement. The reason for the denial the zoning does not allow for mixed uses on a lot. There are two apartments in the house and they want to put the brewery in the basement. Sarah said the intent for our brewery is to house it in the house long enough for it to create the business necessary for us to update the barn, and go from a part time brewery to a full- time brewery. As soon as this happens, we will need the space in the house for the retail portion of our brewery business. We are expecting this to take a least a year, but not longer than 5 years. We are expecting it to take 18 to 24 months before we need to expand to a larger brewhouse in the barn.

Tim asked about the parking. John said that they have 5 available in front of the barn/garage area. They have also cleared a grassy area for parking. Tim said that the property is already a non-conforming use, and adding a business in the basement make the lot even more non-conforming. Paula said that there is a lot going on for this small lot. Barbara Chase says she is an abutter to the property and she has a problem with the pond. When the pond overflows her cellar floods and the back yard has a pipe that is not connected, then her back yard floods. Polly Burhoe an abutter to the property, has a right-of-way through the Anderson/ Dreshaj lot. Polly is concerned about getting out of her property. Paula Kelly said it's a stretch for such a small lot. Tim said that the variance is minor, he cannot see 23 cars parked on such a congested lot. Paula and Tim said that they cannot be in favor of adding to a non-conforming lot. Paula said that all the houses on main street are non-conforming and on small lots. John said that most Brewery's start in a shed, and are up and running with a year.

Sam Plaisted said that he didn't have a problem with another business on main street, because there is already a mixture of businesses and homes on main street. The zoning Board went through the five criteria, and Tim said that they would need a more viable plan to go through Site Plan Review.

Page 2

Sam Plaisted called for the Zoning Board of Adjustment to vote. Tim Scanlon voted yes, Sam Plaisted voted yes, and Paula Kelly voted no. The Variance is granted.

Tim said that they should rectify the problems with the neighbors and keep them informed.

The Zoning board of Adjustment adjourned at 8 PM.

Respectfully submitted,

May Brosseau  
Zoning Board of Adjustment, Clerk

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