

Town of Campton
Zoning Board of Adjustment Minutes
September 15th 2020

Board Members Present: Paula Kelly, Tim Scanlon, Martha Aguiar, and Alicia LaDouceur, Alternate

Attendees: Brian Norton, Applicant, Mary Norton, Lisa Uhlman, and Doug Uhlman

The meeting was opened at 6:30 PM.

The first order of business was to review the minutes approve the meeting minutes for July 21st 2020. There were a few corrections added to the minutes by Martha. Paula asked to add a few additions to the minutes. First was information provided by Barbara Chase-Paula in the meeting on the 21st that people were using her backyard as a bathroom. The second addition that was brought up was the addition of a sentence that the applicants did not go back for a site plan review. The Clerk informed the Board that he thought that he found a site plan review that was done after the variance was granted. He told the Board that he would research and would add the sentence if there was no evidence that the applicant went back to the Planning Board after the ZBA. A motion was made to accept the minutes as corrected by Martha, seconded by Tim. This motion passed unanimously.

The second order of business was to review the minutes approve the meeting minutes for July 28th 2020. There was one grammatical correction offered by Martha. Tim made a motion to accept the minutes as amended, seconded by Martha. This motion passed unanimously.

The Board discussed adding Alicia as a temporary member of the Board for that meeting. The motion was made by Martha, seconded by Tim. The motion passed unanimously.

The final item on the agenda is a setback variance appeal for Brian Norton. The applicant started the conversation by giving some background of the project. He told the Board that he had reached out to the Town to get a building permit and start the process with the ZBA back in February. Mr. Norton had informed the Board that he had worked with the Clerk and Code Enforcement Officer to check his property and confirm that he would need to get a variance. He said he had done some exploratory digging and found that there was a high chance of having to have to blast in order to put his proposed garage in the place that he wanted to. The Applicant's plan was to clean up the multiple structures in the back of his house and put up one big garage. The applicant stressed that this variance was a worst-case scenario and that he hoped to follow the setbacks, but wanted to be prepared before he started construction.

The conversation turned to the maps that were provided. The applicant brought in a Google earth map that provided a better idea of where the garage was going to be on the property and where the setbacks were (generally) on the property. The Board confirmed which parcel the garage would encroach on. The Applicant told the Board that the property was a large undeveloped that was in current use. The Clerk confirmed that information that the Applicant

provided. The Board discussed what the maximum amount of variance that was needed and the Clerk confirmed that the Applicant was asking for a 15-foot setback.

The Board asked if there were any neighbors that were there to speak on the application. Lisa and Douglas Uhlman were attending via zoom. They expressed concern over where the variance was going to be. Their house was near the side of the Norton property and they were wondering if the variance would allow the Norton's to build close to the Uhlman's house. The clerk took the Google Earth images that were provided to show the camera. The pictures clearly showed where the abutter's house was in relation to where the variance was being applied for. The Uhlmans also expressed concern about blasting in the area. Mr. Norton stressed that he is applying for a variance to prevent blasting on the site. The Abutters just asked that they are informed if any blasting needs to be done. The Board indicated a blasting company would need to inform the neighborhood. The Board asked for commitment from the applicant to inform the neighbors if blasting needed to be done. The Applicant was anticipating to do this even if the blasting company did not need to. The other citizen on the zoom call was Mary Norton. Mary asked if the Board wanted a virtual tour of where they were looking to put the garage. The Board indicated that that would be unnecessary.

The Board had no further questions for the Applicant. Tim made a motion to approve the 15-foot setback variance for the garage, seconded by Alicia. The motion passed unanimously.

The last few minutes of the meeting were devoted to housekeeping, the Board discussed reviewing the ZBA application to require maps/pictures of the locations/topics of discussion. The clerk indicated this could be done.

Motion to adjourn by Martha, seconded by Tim. Meeting was adjourned at 7:02 pm

Respectfully submitted,

Corey Davenport
Planning & Zoning Coordinator