

Town of Campton
Zoning Board of Adjustment Minutes
Public Hearing
March 16th, 2022

Board Attendees: Paula Kelly, Chair, Charlie Wheeler, Tim Scanlon, Martha Aguiar, Janet Lucas, Alternate, Alicia LaDouceur, Alternate, and Jade Hartsgrrove, Planning and Zoning Coordinator.

Attendees: Ben Dumias

Call to Order: The ZBA opened the meeting at 6:32 pm.

The first item on the agenda was temporary board appointments for the Zoning Board of Adjustment. The Board only had three full members present. The Board voted to appoint Janet Lucas and Alica LaDouceur as temporary members for this meeting. Charlie Wheeler motioned to appoint Janet Lucas as a full voting member for this meeting, seconded by Martha Aguiar. Charlie Wheeler motioned to appoint Alicia LaDouceur as a full voting member for this meeting, seconded by Martha Aguiar. The motions passed unanimously.

Public Hearing

Ben Dumias Variance: Jade explained that Ben Dumias submitted a ZBA application and is looking for a variance. Ben explained to the Board that it is possible to build his home within the setback requirements; however, the back part of his lot drops down and is very steep; therefore, it is not practical. Ben would like to bring the house and garage closer to the road. Ben is looking to disrupt the land as little as possible.

There was some confusion on the setback requirements. It is 50 feet from the edge of the right of way, and it is 25 feet from the side and back of the property. Ben thought it was 50 from the center of the road and then another 25 feet on top of that. The Board would like to have actual measurements before they make any decisions. The Board suggested that Ben fills out a building permit to have the code compliance officer take measurements, and after that, Ben can come back to the ZBA and continue this. The Board also expressed to Ben that they do not foresee that he falls within the hardship guidelines. Ben said he would fill it out and get it to the office to start the process. Ben also stated that he would likely sell the lot if he did not obtain the variance.

The Board decided to continue the Ben Dumias Variance on April 14th, 2022, at 6:30 pm.

Correspondence

Mike Palm Variance: Jade wanted to let the Board know that another variance might come next month before them. Mike Palm has a denied building permit and needs a 7-foot variance for a shed. The code compliance officer went up and measured and stated on the denied permit that there was no other suitable spot on the lot to put a shed.

Ex-Officio: Jade just wanted to let the Board know that an RSA passed a while ago no longer requires a Selectman to sit on the ZBA, so the Selectboard will pick someone to appoint as a full-time member. After discussion, the ZBA would like to give the Selectmen a recommendation on selecting Alicia LaDouceur to be the full-time member.

Motion to adjourn by Charlie Wheeler seconded by Tim Scanlon. The meeting was adjourned at 7:23 pm.

Respectfully submitted,

Jade Hartsgrove
Planning & Zoning Coordinator