

Town of Campton
Zoning Board of Adjustment Minutes
April 14, 2022

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

Attendees: Ben Dumais

Call to Order: The ZBA opened the meeting at 6:30 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 Alicia LaDouceur as a temporary member for this meeting. Charlie Wheeler motioned to appoint Alicia LaDouceur as a full voting member for this meeting, seconded by Martha Aguiar. The motion passed unanimously.

Approval of the Minutes: Charlie Wheeler motioned to approve the minutes from October 21, 2021. Tim Scanlon seconded; Charlie, Alicia, and Tim all voted in favor. Paula and Martha both abstained from voting.

Martha Aguiar motioned to approve the minutes from March 16, 2022. Charlie Wheeler seconded, and the Board voted in favor of approving them.

Ben Dumais Continuance

Ben Dumais Variance: Paula asked Ben if anything had changed since when he was in a month ago, and Ben stated that it had no other than him getting a building permit filled out and having the measurements for the ZBA this time. After the code compliance officer went to the property to measure the setbacks, he found that Ben needed a 28' variance for the garage and a 16' variance for the house.

The Board explained to Ben at the first meeting they had that he provided them with a septic design with the structures and septic system within the setbacks. Unfortunately, the Board also explained that they do not see Ben's case meets the hardship criteria. Ben asked what exactly is a hardship, and Paula then read from the ordinance what the definition was. After more discussion, the Board reviewed the application and the lots surrounding Ben's and determined that a neighboring lot has a similar sloping issue. Charlie Wheeler motioned that the Board takes a vote to grant Ben a 28' variance for the garage and a 16' variance for the house, with a roll call vote, Paula Kelly; nay, Charlie Wheeler; nay, Alicia LaDouceur; nay, Martha Aguiar; nay, and Tim Scanlon; nay. The Board voted unanimously to deny Ben's variance.

Ben asked what his next steps were, and Jade explained that if he reconfigured where he would like his structures to go, he could resubmit a building permit and not be charged again to measure his setbacks, and we could go from there.

Paula Kelly adjourned the meeting at 7:04 pm.

Respectfully submitted,

Jade Hartsgrove
Planning & Zoning Coordinator