

Town of Campton  
Zoning Board of Adjustment Minutes  
June 1, 2022

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

**Attendees:** Scott & Rebecca Nielson, Bill Cheney, Scott Ainsworth, and Dick Benson.

**Call to Order:** The ZBA opened the meeting at 6:34 pm.

**Approval of the Minutes:** Charlie Wheeler motioned to approve the minutes from April 14, 2022. Tim Scanlon seconded; Paula, Charlie, Alicia, and Tim all voted in favor.

**Public Hearing**

**Nielson Equitable Wavier Request:** Paula asked Rebecca to give a little synopsis of what is going on and why they need the wavier. Paula did state that; however, the Board had a good idea of the situation. The long and the short of it is that the Nielsons obtained an approved permit for their home, and now that the house is almost complete, the mortgage company hired a third-party engineering company to measure it. The engineer stated that he would not certify the house as it is not compliant with the zoning ordinance. Bill Cheney went back to the property to remeasure and got the same thing he did in October 2021, when the application was first submitted. The town wrote a letter stating that the structure complies. Bank of NH would not accept it unless the engineer they hired certified it. The only other option was to apply for an equitable waiver.

Charlie Wheeler asked if the house was built where the town allowed it? Rebecca stated yes, it is, but the engineer still disagrees and only will move forward with the waiver. Charlie Wheeler motioned to grant Scott and Rebecca Nielson an equitable waiver for their home on 18 Cabernet Drive. Tim Scanlon seconded, and the Board voted all in favor. Tim Scanlon stated for the future, the subdivision regulations can be changed to require a pin in the middle of a cul-de-sac. Dick Benson noted that was the first thing he looked for when they got there to measure.

Jade told Scott and Rebecca that she would get the letter done first thing in the morning for them to pick up and that she would also email it to the appropriate people.

Paula Kelly adjourned the meeting at 6:48 pm.

Respectfully submitted,

Jade Hartsgrove  
Planning & Zoning Coordinator