

Town of Campton  
Zoning Board of Adjustment Minutes  
August 11, 2022

**Board Attendees:** Charlie Wheeler, Vice-Chair, Tim Scanlon, Alicia LaDouceur, George Baranowsky, Lee Williams Alternate; and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

**Attendees:** Louise Coretti, Bruce Bond, and Cheryl McHale.

**Call to Order:** The ZBA opened the meeting at 6:36 pm.

**Approval of the Minutes:** Tim Scanlon motioned to approve the minutes from June 1, 2022. Alicia LaDouceur seconded, and; the Board all voted in favor.

**New Business**

**New Member Introductions:** The Selectmen have appointed two new members to the ZBA, George Baranowsky and Lee Williams. George stated that he is newer to the town and does real estate for a living, and would like to be involved in the community and help where he can. Lee used to live here and had moved away, but she's been back in the area for a while, has time on her hands, and would like to serve the town.

**Public Hearing**

The ZBA opened the Public Hearing at 6:40 pm.

**DeMatteo Properties, LLC:** Scott DeMatteo, owner of DeMatteo Properties, LLC, stated why he was applying for a variance. He wants to convert his property to mixed-use by adding some residential units. He would like to add three units, but his lot size would only allow two. His lot is 1.47 acres which is just shy of the requirement for three. Scott wants 3/100ths of an acre variance to allow three units.

There was discussion on whether the ZBA would approve the variance if it would set a precedent. It was determined that it would not, as this is a zoning board of adjustment, and after seeing the facts, if the Board agrees that it meets all of the criteria, they can make that adjustment on a case-by-case basis.

Some abutters were present to express their concerns and comments. Bruce Bond and Louise Coretti own an abutting property, and their tenant Cheryl McHale had some questions. They wanted to know that if the Board approves the variance, will Scott still have to comply with the setbacks? The Board explained that he would still have to follow all other rules and regulations within the ordinance. The Board also stated that five criteria must be met for the variance to be approved.

The Board agreed that the mixed-use would increase the property's value without diminishing the surrounding properties' values. They believe it could potentially add value to the surrounding businesses as the tenants could utilize the local goods and services, and the addition of three rental units could contribute to the housing crisis. After discussion and some questions being answered, the Board agreed that all five criteria had been met, and they decided to vote. Tim motioned to approve 3/100ths of an acre variance to allow three residential units as mixed-use with the current retail office space. Alicia seconded, and with a roll call vote, Tim Scanlon; aye, Alicia LaDouceur; aye, and Charlie Wheeler; aye, the Board voted all in favor. The variance was granted.

Charlie stated that he appreciated that the applicant and the abutters were cordial, and hopefully, they can connect and have more open communication moving forward.

Jade told Scott that she would send him a letter of approval once it is completed.

Charlie Wheeler adjourned the meeting at 7:48 pm.

Respectfully submitted,

Jade Hartsgrove  
Planning & Zoning Coordinator