

Town of Campton
Zoning Board of Adjustment Minutes
September 7, 2023

Board Attendees: Charlie Wheeler, Alicia Williams, Janet Lucas, George Baranowsky, and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

Attendees: Alicia Hill, Kevin French, and David Sanborn.

Call to Order: The ZBA opened the meeting at 6:30 p.m.

Approval of the Minutes: Alicia Williams motioned to approve the minutes from August 3rd, 2023; Janet Lucas seconded, and the Board voted all in favor.

Public Hearing

The Board entered and started the public hearing at 6:32 p.m.

David Sanborn Special Exception: Kevin French, agent for David Sanborn, explained that David wants to convert his storage unit structure into a multi-family building. Before the site plan, they must ask for subdivision approval. 603 Auto would be on its own separate parcel and would share a driveway with the other lot. Per the town ordinance, each lot must have 1 acre and two hundred feet of frontage; the subdivision would leave 603 Auto short by 70'. Road frontage can be reduced with a special exception.

Kevin stated that they are trying not to do another curb cut. Alicia Hill, an abutter, agreed that she would like not to see another curb cut. Charlie said he talked to a friend with knowledge of curb stops, and the reason the town has the road frontage requirement is due to the curb stops because they are not putting one in; he said he was in favor.

The Board discussed if they had any more responsibility regarding making sure they have approvals with septic and other state approvals. Jade explained that they have subdivision approval from NHDES, and during the site plan review process for the multi-family, it will be up to the Planning Board to see that they have septic approval.

There was discussion about whether the ZBA would grant this if it would be setting a precedent. Janet pointed out that if there are no ordinances for such circumstances, each scenario is case by case; therefore, a precedent can't be set.

Charlie asked if there were any other questions. There being none, the Board closed the public hearing at 6:41.

Janet motioned to approve the request for a special exception for reduced road frontage. Alicia seconded the motion, and the Board voted all in favor.

Board Concerns and Directives

-None-

Privilege of the Floor

-None-

Correspondence

-None-

Charlie Wheeler adjourned the meeting at 6:44 p.m.

Respectfully submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator