

TOWN OF CAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING
JANUARY 27, 2011
MINUTES

The Zoning Board met this date with Sam Plaisted, Acting Chairman, Paula Kelly, and Martha Aguiar.

Sam Plaisted opened the meeting at 7 PM.

First on the agenda, the minutes of the Zoning Board Meeting of October 27, 2010. Martha Aguiar made a motion to approve the minutes of the October 27, 2010 meeting. Paula Kelly seconded the motion. The Zoning Board of Adjustment voted in the affirmative, unanimously.

Next on the agenda, John March representing Roger Hoyt, for a variance on his US RT 3 property. Roger has owned the property since 1992. John March said that the lot was created in 1952, and the state had taken 150 feet for the State Right- of- Way, for US Route 3. The lot is long and thin with 1.04 acres and 542 feet road frontage, making it impossible to build on with the set backs required in the zoning. John said that he is preparing the Shoreline Protection Permits. Martha Aguiar said that the property had been for sale for awhile. John March said that they were asking for two variances.

1. To permit a structure being placed closer than 50 feet from the limit of any road. The proposed house site is the only option for the entire property, as the lot is so narrow. The variance would be for 49 feet.
2. The proposed septic system location would be 75 feet plus from the river and thus would meet the State (NHDES) setback requirements. The town zoning requirement is that the septic system setback from the edge of the normal river channel shall be a minimum of 125 feet. This would place the septic system in the US Route 3 Right -of -Way. The variance needed for the septic system requirement would be 50 feet.

Sam Plaisted wanted to know how far from the road the house would be. John March said it would be about 40 feet. Jane Kellogg wanted to know what the size of the house would be. John said that the house would about 24 x 36. John March said that this was a unique lot, and there was only one place to build a house. Martha Aguiar said that she thought the septic system would be a big concern. Paula Kelly wanted to know if they were going to use the old driveway, and it looked like the best spot. John said the existing driveway had a good site line, and no safety issues. Martha Aguiar said that she did not see the hardship for selling the land. Sam Plaisted said that he had been paying taxes as a buildable lot since 1993, and has not been able to build on it or sell it. Paula

Kelly said that it was really a long, thin lot, but he has been paying taxes on it as a build-able lot. Martha was concerned about the other lots along the river, and opening ourselves up to legal issues. Sam Plaisted said that the Zoning Board looks at each application for a variance individually. John March said that the house site is 35 feet above the river. The board went over the five criteria. Sam Plaisted said that by not granting the variances, it denies the use of the land, and that this is a unique lot. John March said that septic system design would be for a three bedroom home, with a concrete tank, environmental septic pipes and a smaller leach field. John said that as an extra safeguard, they have to apply for Shoreline Protection Permit first. Sam Plaisted called for the vote for the two variances requested, for the Roger Hoyt property on US Route 3.

Martha Aguiar voted - No
Paula Kelly voted – Yes
Sam Plaisted voted – Yes

The application for two variances passed for Roger Hoyt.

The Zoning Board of Adjustment adjourned at 7:50 PM.

Respectfully submitted,

May Brosseau
Zoning Board of Adjustment Clerk

/mb