

Town of Campton
Zoning Board of Adjustment Minutes
January 19, 2023

Board Attendees: Paula Kelly, Chair via Zoom; George Baranowsky, Janet Lucas, Alternate; Lee Williams, Alternate; and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

Attendees: Ted Hammond and Eric Costantino (via Zoom).

Call to Order: The ZBA opened the meeting at 6:33 pm.

The first order of business was Paula Kelly; Chair appointed Lee Williams and Janet Lucas, alternate members as full members, to vote as we needed a physical quorum for the meeting.

Approval of the Minutes: George Baranowsky motioned to approve the minutes from August 11, 2022. Lee Williams seconded; George, Lee, and Janet voted in favor.

The Public Hearing opened at 6:37

Public Hearing

Ted Hammond Variance: Ted explained that he would like to build a 10'x22' shed on his property and only has one place to do so. That being said, he needs an 18-foot variance as it encroaches on the setback. Paula asked if Jade had heard from any abutters, and she had. All of them stated they had no issues with the placement of the shed. Paula wondered if there were any more comments or concerns from the members, but there were none.

The Public Hearing closed at 6:50

Geroge motioned to approve the 18-foot variance for Ted Hammond to build a 10'x22' shed on his property. Lee Williams seconded, and the Board voted all in favor. Jade will get the decision letter out to Ted and have it posted.

Privilege of the Floor

Eric Costantino: Eric wanted to have a preliminary discussion with the ZBA as he is considering purchasing a non-conforming lot and would like to build a house. Eric gave the board a drawing of the lot and the proposed structure. After the Board looked at the drawing, it was determined that the lot is non-conforming in three ways; there is not enough road frontage, the lot size, and the applicant would need at least a 50-foot variance for the front the structure and a 3-foot variance for the back. The Board explained that he would need to go through the full process for a decision. Paula stated that she would be apprehensive about approving this.

Eric asked how the lot was even approved. Jade stated she needs to look into it more about when the lot was created; it could be that it was done before the Town had a zoning ordinance. Once the research is complete, Jade will forward the information to Eric.

Correspondence

Town Report: Jade wrote up the annual report for the ZBA and wanted the Board to review it and see if they wanted to add anything or revise it. The Board all agreed that they thought it was good to go.

Paula Kelly adjourned the meeting at 7:12 pm.

Respectfully submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator