

Town of Campton
Zoning Board of Adjustment Minutes
August 3, 2023

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

Attendees: Joann Moser, Ted Hammond, Kevin French.

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

Approval of the Minutes: Alicia Ladouceur motioned to approve the minutes from June 29th, 2023; George Baranowsky seconded, and the Board voted all in favor.

Kevin French, agent for Rae MacWilliam, stated publicly that Rae is withdrawing his application and moving the garage to meet the setback requirements.

Public Hearing

The Board entered and started the public hearing at 6:31 pm.

Joann Moser: Joann explained to the Board that her property on Owl Street used to be an Inn. The property changed hands a couple of times and was ultimately deeded by the Town. It was purchased at a tax auction, and then the new owners failed to pay the taxes, and it was transferred again from the Town. Joann purchased it from a tax auction. When Joann purchased it from a tax auction, it was stipulated that the property must be fixed within a year. It took over a year, but the structure has been completely gutted and renovated. Now that the renovations are complete, Joann wants to alter the single-family structure into a two-family one. Charlie Wheeler reviewed the application and read out loud what the criteria were to meet. 1-5 criteria were met, and once Charlie got to #6, “There will be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.” At this point, Charlie asked to hear from Ted Hammond, who is an abutter.

Ted stated he was not trying to be a bad neighbor; he just wanted to voice his concerns regarding the septic. There is no record of a State approved septic. There is an expired approval for construction under one of the former owners from 2017. Ted also mentioned that he was disappointed that the property was not for Joann’s daughter, which was the original plan. Joann stated why that was not the plan anymore. Ted has reservations that this will be a short-term rental. Joann explained that she plans on longer-term rentals and on the higher end of the scale as everything is brand new. Alicia LaDoucer stated that there are currently no regulations on short-term rentals, and whether she splits the structure into two separate units, Joann could Air BNB the property now as a whole. The structure has always been five bedrooms and two bathrooms, which has not changed. Ted said he would be fine if the septic issues were addressed.

Charlie asked if there were any other questions or discussion, there being none; Janet Lucas motioned to continue this hearing until September 21st, at 6:30 pm. George Baranowsky seconded, and the Board voted all in favor.

Board Concerns and Directives

-None-

Privilege of the Floor

-None-

Correspondence

Charrette Update: Jade updated the Board regarding the Charrette. She told them they would all be invited to the stakeholder meeting, but if they cannot make that meeting, they could attend any of the other public sessions. Confirming which time slot is important as there is limited space.

Charlie Wheeler adjourned the meeting at 7:16 pm.

Respectfully submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator