

**TOWN OF NEW HAMPTON  
ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES**

**Town Offices upstairs meeting room, 6 Pinnacle Hill Road**

December 7, 2022

**MEMBERS PRESENT** Regular members: Mr. Tierney and Mr. Newman  
Alternate members: Ms. Gattermann and Mr. Heckman

**OTHERS PRESENT** Land Use Administrator Mrs. Vose

**CALL TO ORDER** Mr. Tierney called the meeting to order at 7:00 PM.

Mr. Tierney appointed Ms. Gattermann to vote in place of Mrs. Belanger and Mr. Heckman to vote in place of Mr. Livernois.

**PUBLIC HEARING** No one was present to represent the application.

*Devin Humphries & Adam Difilippe, 837 Dana Hill Road, Tax Map R-17, Lot 30C for a Special Exception - Article IV, Section A (3&5), of the New Hampton Zoning Ordinance.*

Mr. Tierney read into record an email from septic designer Anthony Randall that advised he was retained by Ms. Humphries & Mr. Difilippe to design a system to handle the proposed ADU, saying the land will be able to support it, but they he likely will not complete the design until then end of December, in time for a hearing date of 1/4/22.

Mr. Tierney read into record, a letter from Ms. Humphries asking for a continuance until the hearing date of 1/4/22.

Mr. Newman made a motion, seconded by Mr. Heckman to continue the hearing to 1/4/22 at 7:00 pm. Vote was unanimous.

**MINUTES** Minutes of 10/5/22 were held as there was not a quorum of members from that meeting, present tonight.

Mr. Newman made a motion, seconded by Ms. Gatterman to approve the minutes of 11/2/22 as written. Vote was unanimous.

*Kenneth & Jennifer Proulx, 100 Campground Road, Tax Map U-9, Lot 8A5; Ken Tarr, 96 Campground Road, Tax Map U-9, Lot 8A4; Dennis Foran, U-9, Lot 8A6, 98 Campground Road, ALL for a Special Exception - Article IV, Section A.3, and for a Variance – Article XIV, of the New Hampton Zoning Ordinance.*

Mr. Tierney advised that he visited the sites on 12/5/22 to look at parking and the area where these condos were situated. He noticed the approximate age of the buildings, then came to the Town Office to understand the history of the condominiums. Looking at deeds and Planning Board documents he was able to determine the cottages, that had been part of the Twin Tamarack campground at one time, were approved as condominiums in 1984, subsequently sold as individual condos, and in March 1986 the town adopted zoning regulations. This indicates the condos are considered pre-existing, non-conforming. For this reason, it was determined this change in proposed use to use the cottages as short-term rentals under the definition of Bed & Breakfast/Tourist Home now requires an additional application to change a non-conforming use to another non-conforming use by Special Exception. This has completely different criterion for the Board to consider.

*(ZBA Minutes, December 7, 2022, cont.)*

Mr. Tierney advised all 3 applicants that they needed to submit this additional application, for which abutters will be re-notified at the Town's expense. This will be for a hearing date of 1/4/22 for any applicants who submit this new application. Both applications for each, would be heard at that time. It was noted that applicants would also need to apply to the Planning Board for Site Plan review if they were granted the Special Exceptions.

There was a general discussion on changes in a pre-existing, non-conforming uses being changed to other non-conforming uses.

**OTHER BUSINESS**

There was none.

**ADJOURNMENT**

Mr. Newman made a motion, seconded by Mr. Heckman, to adjourn at 8:04 pm. Vote was unanimous.

Respectfully Submitted,

Pam Vose, Land Use Administrator