

Town of Campton
Planning Board Regular Meeting Minutes
November 12th 2019

Board Attendees: Stuart Pitts, Chairman, Chris Kelly, Greg Jencks, Secretary, Tim Scanlon, and Charles Cheney, Ex-Officio

Public Attendees: Cory Costello, Lindsay Costello, Tom Dematteo, Sara Holland, and Ellen Garrity

Stuart Pitts opened the meeting at 6:35 PM.

First on the agenda, the minutes of the October 8th, 2019 Regular Meeting. Chris Kelly made a motion to approve the minutes as is. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.

The next item on the agenda was, the minutes of the November 5th, 2019 Work Session. There was one spelling correction made to the minutes and were voted on with the edit in consideration. Chris Kelly made a motion to approve the minutes as is. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

First item under old business on the agenda was the site plan review for Cory Costello. The Planning Board had previously seen the application and only had suggestions for the final plat. The Costellos said they had talked to a friend who works with plats regularly and would be willing to help them put together their map. They mentioned that all of the surveyors they knew were booked out for the next few months. The Planning Board suggested that a surveyor would be helpful, but for expediency they could use their friend, so long as all of the requirements were met. The Costellos listed the items that they had written down and pressed the Board for any other criteria that should be included. The Costellos asked for the Board to create a list of measurements and objects that should be included on the plat. The Board agreed to have the clerk provide the Costellos with a list of criteria for the final plat. The Board motioned to approve the site plan with the condition that an acceptable final plat be submitted. This motion was made by Greg Jencks and seconded by Chris Kelly. The Board unanimously approved the motion.

The first item under new business was a voluntary merger on Rt 49. There were three lots to be merged (M&L: 4-13-37, 4-13-37-1, and 4-13-16). There was general discussion about where the lots were located. The clerk pointed out that the map that was provided to the Planning Board members was missing lot 4-13-37-1. There was a subdivision that was not reflected on the tax maps. It was determined that the area in question was part of 4-13-37 and was the section of that lot which bordered 4-13-6. The Board asked the audience if anyone was there for the voluntary merger or had any comments on it. There was no feedback from those in attendance. There was a motion by Greg Jencks to approve the voluntary merger, seconded by Chris Kelly. The Board voted unanimously to approved the motion.

The chair elected to skip to privilege of the floor. Tom Dematteo came to the Planning Board to speak about the signage for his property on Route 49. The Code Enforcement Officer (Bill Cheney) had come to the business and asked to take down the space for rent sign as it had been added to the bottom of their business sign. Mr. Dematteo said that he read the sign ordinance and saw the “space for rent” sign as a real estate sign, which are allowed as separate/additional signs. The Planning Board felt that the typical real estate sign was one that was on its own. The major point of contention was that the “space for rent” sign was attached to the other business sign, which would increase the total square footage of the sign to over what is allowed. Some ideas to solve this issue were suggested by both sides. The Board suggested to make a small sign that would fit within the bigger sign in the vacant business spot, so that when the space is rented, they would remove the “for rent” sign and replace it with the new business’s sign. Mr. Dematteo did not like this idea as he thought sticking up a temporary sign might damage the overall sign when the real estate sign had to be taken down. Mr. Dematteo asked if the board would be happy with sticking the current sign on posts at the exact same height and place, just not attached to the business sign. The Board said that would be fine if he wished to do that because it was not attached to the business sign. Mr. Dematteo also suggested to place the sign down near the road “sticking out in the road”. Mr. Dematteo thought that would potentially cause harm to drivers as a potential visual hazard. The Board agreed that the sign should not be put near the road if it was going to potentially cause accidents. The Board agreed that the real estate sign should be detached from the business sign and could be placed on the property anywhere that did not cause safety issues.

The next item on the agenda was a review of approved building permits. There was a small amount of discussion about how approved permits are categorized on the list. The clerk and code enforcement officer were able to answer the questions that were raised by other board members. The Board discussed the approval of the small house on Route 3. There were no major issues that they could find with the permits listed.

The final item on the agenda was a review of the draft building permit. The board reacted positively to the changes that were made to the building permit. There was one suggestion to improve the permit. The Board wanted to see a requirement to have a basic drawing of the structure that was being added, so that it is easier to confirm that post-approval alterations are not made. They suggested to change the title on the cover page as it mentions a submission of a map. The clerk informed the Planning Board that this suggestion will be brought to the Town Administrator and Select Board.

There was no correspondence and no additional public comments.

Meeting was adjourned at 7:36 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk