

Town of Campton  
Planning Board Work Session Minutes  
December 3<sup>rd</sup> 2019

**Board Attendees:** Stuart Pitts, Chairman, Chris Kelly, Tim Scanlon, Floyd Wilkie, Jay Pafundi, Alternate, Rita Sebastian, Alternate, Jack Letvinchuk, Alternate, and Charles Cheney, Ex-Officio

**Public Attendees:** Jesse Silvia, Ed Peterson, John Anderson, Sarah Dreshaj, Terri Qualters

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, was a preliminary consultation for Jesse Silvia. Mr. Silvia had previously expressed interest in building a garage on his piece of property on Route 3. Mr. Silvia spoke about his intentions for the garage, which seem to be for personal use only. He talked about using it for storage and for a workspace. The Planning Board asked if he intended to use the space in the future as a business. He said that he was not intending to use the garage for anything but personal use. There was a discussion about potentially putting in a well or septic. Mr. Silvia indicated that he was going to decommission what is currently on the site and in the short term was not planning on putting in a septic. Mr. Silvia wondered what the next steps in the process would be. The Board decided that because the property would only be used for personal use that a site plan review would not be necessary. He would have to go through the normal channels of filling out a building permit and getting that approved. The Planning Board did suggest that he plan out his property accordingly so that in the future if he wanted to put in a new well or septic that he was able to. The Board also strongly recommended to reach out to the State of New Hampshire to work with them about his driveway. Mr. Silvia thanked the board and left the meeting.

The next item on the agenda was a discussion about the permit issued to the Dam Brewhouse on Route 175. The owners had recently built a structure over their outdoor patio and there was miscommunication between the Selectmen's Office, the Code Enforcement Officer, and the owners. The owners of the Dam Brewhouse, Sarah Dreshaj and John Anderson were present to talk with the Planning Board. The conversation started with a recap of the permit process and owner's perspective of what happened. The major issue discussed was the miscommunication between the town and the owners. The Code Enforcement Officer approved the permit with the understanding that what was being built was not a permanent structure and that it was going to simply going to be a canvas roof to shade the patio. After the permit was approved, the owners talked to the Selectmen's Office about the structure that was being built and stressed that it would be a permanent roof over the patio. The Owners told the Planning Board that because it did not have a floor or all four walls that they didn't see it as an addition. There was discussion about what is and is not a permanent structure. The Planning Board felt that the structure over the patio is permanent. This led into a discussion of setbacks. The Board talked about how that structure does not meet the setback requirements and should not have been approved in the first place. The Code Enforcement Officer approved a nonpermanent structure because setbacks are not required with nonpermanent structures. The conversation turned to

options that the owners had to try and remedy the situation. The Owners asked about a variance for the building. The Board said that it was an option that they could pursue, but they were unsure if they would be able to get a variance. The Board asked the owners reach out to the clerk and let him know what they decide.

The next item on the agenda was a final review of the site plan review for Ed Peterson. The Planning Board focused on Mr. Peterson's map and what might be missing that needed to be added. The Board was happy with what was included, but was looking for more concrete numbers. They mentioned that they wanted to see distances from the existing building to the state right-of-way and the center of the road to the building. There was concern about parking in front of the building and the state right-of-way. The Board offered some suggestions to work with the space. They suggested that Mr. Peterson be creative in how he organized his lot to try and stay out of the state right-of-way. The Board also asked that a scale be added to the map so that it could be as accurate as possible. An example of how to set up a scale was offered to Mr. Peterson. The Board's final request was to try and enlarge the survey so that the entire lot was displayed. The current map is zoomed into the part of the lot which has the building and useable space. The Board wanted to have all of the lot line and numbers on the final plat.

The floor was open to public comment, Ex-officio, Bill Cheney brought in a building permit that was recently submitted. He wanted to talk with the Board about setbacks in the Resort Residential Zone. The clerk informed the Board that to his knowledge the setbacks in the Resort Residential Zone were different from the rest of town and were 15' from property boundaries and 25' from the road. The Board looked through the Zoning Ordinance to confirm what the setbacks are for that zone.

Finally, the new board members were introduced to the current members. The new full member is Floyd Wilkie; the two new alternate members are Rita Sebastian and Jack Letvinchuk. The Chair discussed the responsibilities and duties of the new members. The process for why and how alternates will be temporary appointed for meetings if needed. The new members did not have any questions for the Board.

There was no correspondence for this meeting.

Meeting was adjourned at 7:34 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk