

Town of Campton
Planning Board Work Session Minutes
February 4th 2020

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

Public Attendees: Jeff Andrews, Michael Waites, and Quinn Slayton

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda was Mr. Waites and Ms. Slayton's an inquiry into potentially purchasing and putting in a glamorous camping ground (glamping). Mr. Waites described his idea situation which would be finding a property that is large enough to build his house on and then have between 5-8 camping sites. They indicated that the plan was to gather information, while looking for property in town. Mr. Waites had a few questions for the board that they had gathered to this point. The first question was broadly asked about the Board's knowledge of glamping. Some members of the Board indicated they were aware and Mr. Waites explained for those who had not heard of it. A binder with mock buildings was brought and shown to the Planning Board to provide examples of what would eventually be built, if they were allowed and found a suitable property. Mr. Waites and Ms. Slayton asked about the various types of zoning and what would be allowed in those zones. They also asked whether the Zoning Ordinance section on campgrounds would apply to them. The Board indicated that the campground section was created broadly so that it would encompass all types of campgrounds, not just RV or traditional campgrounds. The conversation turned to the structures that would be built and the months of operation. Mr. Waites and Ms. Slayton indicated that they would be planning on potentially taking down the structures during the offseason. They said that they anticipated being open from May to October. There was a discussion of being open in the future if they were able to set up heated units. The final question they had was in regards to road frontage and whether they needed frontage for each campsite. The Board pointed back to the Zoning Ordinance for guidance about what was needed to establish a campground. The Board pointed Mr. Waites and Ms. Slayton to reach out to the State to see what requirements they had for establishing a campground. The Board also told them to reach out to the clerk when they find a piece of land they might be interested in and more information could be provided then.

Next on the agenda, was a new project brought by Jeff Andrews. Mr. Andrews came into the Planning Board to inquire about his ability to put solar panels on a few of his properties. Mr. Andrews told the Board he is in the process of leasing the land with a solar company. A map was provided which generally detailed which lots would have panels on them and where they would be located. He mentioned that the lots he chose has power lines running through them and the transfer of power from the panels to the lines makes this spot ideal. The Board asked about fencing around the panels. Mr. Andrews assured that there would be fencing around the panels to protect from vandalism or injury. The Board also questioned an area on the map that seemed to

be left out. Mr. Andrews informed the Board that that area was a 200' radius for the Beebe River wells. The Board informed Mr. Andrews that when he and company he is leasing the land to start to get close to an agreement, he should come and apply for a site plan review. The Board found no issues in regards to placing solar panels in this zone.

The next item on the agenda was Privilege of the Floor. A Board member brought up the trucks parking at formerly Woodpeckers. The thought was that it was a bit on an eye sore on a major road through the middle of town. This property had been brought up before on a few occasions by board members and citizens alike. After a short discussion about zoning the Board instructed the clerk to send a letter to the landowner. It was determined that the original site plan was for a restaurant and now the lot is being used as rental space. The owner will need to resolve the situation.

Next, the Board was informed that the Select Board was in agreement that they could review the Site Plan and Subdivision Regulations and Application. The Clerk provided a fresh copy of the most recent regulations and application to review. It was agreed that the Board would start working on the documents at the next meeting, where the Clerk would provide some additional examples.

Finally, due to primary voting, the Board agreed to move their regular meeting date from Tuesday February 11th to Wednesday February 12th. The same meeting time of 6:30 pm would be used.

Meeting was adjourned at 7:30 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk