

Town of Campton
Planning Board Regular Meeting Minutes
February 12th 2020

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

Public Attendees: Lindsay Costello, George Lougee and Adam Lougee

Stuart Pitts opened the meeting at 6:35 PM.

First on the agenda, the minutes of the January 14th, 2020 Regular Meeting. Chris Kelly made a motion to approve the minutes with the corrections. Bill Cheney seconded the motion. The Planning Board voted in the affirmative, unanimously.

The next item on the agenda was, the minutes of the February 4th, 2020 Work Session. Chris Kelly made a motion to approve the minutes. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

The first item under new business on the agenda was an inquiry on putting in a survival/wilderness camp on the property owned by George Lougee. The son, Adam Lougee, is a certified wilderness guide and wants to use his father's property to take paying customers a couple times a month. This would involve rafting, survival skills, and camping. Mr. Lougee was looking to see what needed to be done so that his son could operate his business. The Board first addressed the concern about restrooms. It was agreed upon that porta potties would make the most sense and that they would likely be placed at the parking lot. The conversation turned to current use. The land in question is in current use and a portion of it would need to be taken out for the use of the land. The Board pointed to the Selectmen's Office as a place that should be able to provide that information. There was also discussion about how far Eastern Corner Road was being plowed in the winter time. The indication from the Lougee's was that a separate parking spot might be set up to accommodate winter guests, or they might plow a section of Eastern Corner Road to their parking lot. The Board also brought up the concern that the parking lot or road needed to be able to receive and turn around fire and rescue trucks as they might be needed if camping is going to be done in the area. The Board recommended that Mr. Lougee and his son talk to the fire chief about the parking lot and access issues. The Board indicated that zoning shouldn't be an issue and that they would need to go through the Site Plan Review Process.

The next item was, a receipt of the Costello's Final Plat, not on the agenda due to a late submission, but The Board agreed to receive the plan at this time. The Board reviewed the final plat that was submitted. The Board had a few questions about waterlines and vegetative screening. The Board asked Lindsay Costello, if they could move the vegetation nearer to the proposed parking lot. There was no argument from Mrs. Costello, she roughly drew in the new plants, initialed, and dated the changes. The Planning Board accepted the plat with the changes.

The next item on the agenda was a voluntary merger for three lots off Windmill and Susie Driscoll Rd. The Board spent some time trying to orient themselves to the property in question. There was some question about if the correct address was used when filling out the paperwork. The Board approved the voluntary merger with the condition that the address provided was correct. Chris Kelly made the motion to approve with the condition, Tim Scanlon seconded. The Board voted unanimously in favor of the motion.

The last item under new business is a review of the building permits. There were three new approvals for two new houses in Waterville Estates and one approval for an addition. The Board did not have any further questions.

During the public comments section, the clerk brought forward some information regarding zoning in Beebe River. The Board informed the clerk that Beebe should be zoned light industrial unless the land has been used for residential purposes. Any change of light industrial use needs to be approved as a special exception from the ZBA.

The final item on the agenda was a review of the site plan and subdivision regulations and application. The clerk gave a few handouts for the Board to look over. These were examples from various towns that have a similar make up to Campton. The Board was asked to review some of the paperwork and bring any sections they liked or suggestions to the next Work Session.

Meeting was adjourned at 7:51 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk