

Town of Campton  
Planning Board Work Session Minutes  
June 30<sup>th</sup> 2020

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

**Public Attendees:** Kevin French, Andrew White, Sky Bartlett, John March, Curtis Martell, and Troy White

Stuart Pitts opened the meeting at 6:35 PM.

The first item on the agenda was a preliminary consultation for Jessica Bartlett. Sky Bartlett was at the meeting representing Troy White. Mr. Bartlett explained that Troy White had purchased Campton Ski and Skate. Mr. Bartlett explained that the intention was to renovate the space into a frozen yogurt shop. The Planning Board asked several questions about the signage, lighting, waste, and parking. The applicant provided a sign design and a few different maps for the Planning Board's review. One map detailed the sign location on the property and the applicant submitted the sign permit to the clerk and described the signage. The next map detailed the parking spots on the lot and the traffic flow on another map. The final page showed the interior set up for the frozen yogurt shop. The Planning Board gave some suggestions for the final plat and told them to get their paperwork in with the clerk.

The next item on the agenda was a preliminary consultation for a subdivision for Curtis Martell. Mr. Martell came in a few years ago to talk to the Planning Board about a subdivision off of Brayman Rd. John March came in with Mr. Martell to represent him and help answer any questions the Planning Board had. Mr. Martell showed a survey map that had a hammer head turn around, which the Board asked for on the previous meeting. Mr. Martell had a letter from the Campton Fire Chief saying that he was confident in turning his trucks around the proposed hammerhead. The Planning Board inquired about the driveways for these properties. Mr. Martell said that the proposed lots of 1 and 3 would have their own driveways, but lot 2 would have its driveway through the hammerhead. The Board expressed concern about having the turn around as a driveway as well. The conversation turned to the Board's concerns about the road. First the maintenance of the road and then the condition of it to build off of. The Board told Mr. Martell to come up with a road agreement that would be included in the deeds to the subdivided lots so that the responsibilities would be split evenly among the buyers and would be clear at the time of purchase. The Planning Board then pointed Mr. Martell to go to the Select Board with his proposal to make sure he could build off of Brayman. The Board said they did not want to approve a subdivision if the land could not be built on.

The next item on the agenda was a preliminary consultation for a subdivision off Town Pound Rd presented by Kevin French. Mr. French presented maps for the Planning Board to ask questions and review. There were a few small groups that formed over the three maps that were produced. Mr. French went from group to group answering any questions or describing terrain of each lot. The Board was satisfied with what they saw and only had one procedural question for the Code Enforcement Officer. They wanted to know if the driveway permits for the lots should be filed before the subdivision is approved. The Code Enforcement Officer recommended that

they wait so the buyers would be able to propose the new driveways where they want them. The Planning Board agreed with that recommendation.

The next item on the agenda was a preliminary consultation for Andrew White. Mr. White generally described the business he is putting in at the old town hall building. They will be doing light assembly of weather stations. Mr. White provided some draft site plan review maps of the property. The Board asked him about the right of way (ROW) that is on that property. Mr. White confirmed that he had solved that issue and that he has a court ruling that the ROW is his. The Board then discussed signage, which Mr. White indicated that he didn't need it right away because he does not have foot traffic. He said that he would put up a sign eventually. The Board suggested that he could put the sign up on his building if he did not need to bring people into his business from the street. The Board discussed lighting for the building and the dark sky rules and Mr. White indicated he would likely keep what is currently there. The Board had some suggestions for the site plan map, which included adding some more parking spaces to account for future expansion. Mr. White did have a question for the Board regarding the sidewalk in front of his place. The Board said that he would have to talk to the Village Precinct.

The next item on the agenda is an update for a E911 address. A building permit was issued for a lot off of Balsam Lane, but there are already numbers issued for houses in front of the lot. The Fire Department and the State of New Hampshire E911 agreed that it was the easiest on the emergency services to name the driveway. The clerk informed the Planning Board that the Select Board had accepted the recommendation of the road name for the driveway. The Planning Board asked that a letter is sent to the condo association informing them of the situation and making it clear that the road is just a named driveway.

There was no correspondence or privilege of the floor. A general discussion about roads and driveways did pop up. The Board wanted to see what the standards for Class IV or private roads were. They mentioned that the Select Board had brought up the issue previously, but the Planning Board had not seen any concrete documentation. The Code Enforcement Officer also brought of the Planning Board's attention a project that was being done down at Branch Brook Campground. Some land had been cleared and site work had been done on it. The Clerk informed the Board that no timber intent was filled that the office was aware of. The Code Enforcement officer was also concerned that an Alternation of Terrain Permit should have been filed.

The final item on the agenda was a discussion about working with the consultant on the Zoning Ordinance. The Planning Board discussed if there was a need for the consultant. The clerk told the Board that the Select Board was in favor of having the Planning Board work with the consultant. The Board asked the Clerk to reach out and get a few dates and times.

Meeting was adjourned at 8:19 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk