

Town of Campton
Planning Board Regular Meeting Minutes
August 11th 2020

Board Attendees: Stuart Pitts, Chairman, Floyd Wilkie, Jack Letvinchuk, Alternate, and Charles Cheney, Ex-Officio

Public Attendees: Sky Bartlett, Andrew White, Kevin French, Randy Chesley, Pauline Burhoe and Shirley Blomenberg

Stuart Pitts opened the meeting at 6:36 PM.

First on the agenda, the minutes of the August 4th, 2020 Work Session. The Clerk informed the Board that the meeting minutes were not finished on time and would be ready for review the following day.

The first item under new business on the agenda was a site plan review for Andrew White. The Board looked at the maps that were provided by the applicant. There was a question as to where the business sign was going to be placed, but the applicant showed it on the map. The Board asked about lighting of the sign and the applicant told them that the sign will be lit according to what is allowed in the zoning ordinance. The Board asked the public if they had any questions or concerns. The first to speak was Randy Chesley, who generally described the situation with the right of way (ROW) regarding the applicant's property. Mr. Chesley made it clear that he was still fighting it in the courts and that he wanted to make sure that the ROW stayed open. He asked the Planning Board if there was anything they could do about this situation and was told that it was a civil matter between him and the applicant. Pauline Burhoe also spoke and expressed concern that emergency services and heating oil would not be able to get to her house now. The Board again reiterated that this conflict is between two parties and would need to be handled in the court system. The Board determined that the complains of the abutters would not affect the site plan review. A motion to accept the site plan review was made by Bill Cheney and seconded by Floyd Wilkie. The motion passed unanimously.

The next item on the agenda was a subdivision off of Town Pound Rd for the Baxendale's and Blomenberg. This subdivision was done by and was being represented by Kevin French. Mr. French distributed maps to the Planning Board to see if they had any questions. Mr. French told the Board that four lots were considered over the three that were proposed, but due to town regulations four lots was not possible on this parcel. Mr. French told the Board that the perk tests came back good, so septic systems would be able to be put on these three parcels. The Board had no further questions for Mr. French. There was a motion to approve the subdivision by Floyd Wilkie, seconded by Bill Cheney. The motion passed unanimously. Floyd volunteered to step in and sign the plans in place of the Planning Board secretary.

The next item on the agenda was a site plan review for JuJu's Froyo. Sky Bartlett was there to represent the business. Mr. Bartlett told the Board about all the State paperwork that had been done and approved. The paperwork was included in the Planning Board meeting materials. The Board looked at the site plan map and was satisfied with the arrangement of the parking and

the general flow of the parking lot. The Board did have one question about the fact that the parcel was not owned by JuJu's Froyo and was instead owned by Bartlett Flooring LLC. Mr. Bartlett assured the Board that Mr. White, who will be running the business, is a part owner of Bartlett Flooring LLC. The Board was inquiring due to the additional paperwork that would have been required. If JuJu's had been leasing the property, the Planning Board would have required a letter from the owner detailing the lease. The Board had no additional questions for Mr. Bartlett. A motion was made to approve the site plan review by Bill Cheney, seconded by Floyd Wilkie. The Board voted unanimously in favor.

The last item under new business was a review of the approved building permits. The Board had a question about the confirmation of a particular property off Ellsworth Hill Rd. Bill was able to confirm that one of the permits on the approved list. There were no further questions.

The final item on the agenda was correspondence. The Clerk asked the Board if they wanted to set up a date to review the Zoning Ordinance with the consultant. The discussion turned to the recommendations made by the consultant. The Board generally agreed that they would like to schedule a meeting for the whole board to meet and discuss the Zoning Ordinance. The Clerk said he would reach out to members and try to set up a meeting.

A motion to adjourn by Floyd, seconded by Bill. The meeting was adjourned at 7:35 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk