

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

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

Public Attendees: Jay Dickson, William Marshall, Elias Norton, Allan Ulham, and Tara Bamford

Stuart Pitts opened the meeting at 6:35 PM.

The first item on the agenda was an inquiry about an accessory dwelling unit (ADU) from Jay Dickson. The applicant described to the Board his plans to add an ADU to the property. Due to his limit in acreage, which he told the Board was 2.2 acres, he planned on attaching the ADU with a breezeway. The Applicant said he was in front of the Board to make sure that this was allowed. The Board asked Mr. Dickson about his septic system and what its compacity was. Mr. Dickson told the Board that a new system would have to be designed and put in for the ADU. The Board told Mr. Dickson that the breezeway needed to be a significant structure for the ADU to be considered attached, but overall, the Board thought that he could reasonably do the project. The Board asked the applicant to resubmit a sketch of the ADU attached to the main house and work with the Clerk to fill out the correct paperwork.

The next item on the agenda was a general discussion about Alan Uhlman's property on 30 Broomstick Ln. Mr. Uhlman came to the board to discuss options for putting in another driveway and building on his property. The Board looked at the map provided by the clerk and determined that Mr. Uhlman's biggest issue was not acreage, but was road frontage. The discussion turned to ways that the property could be arranged to make a subdivision possible. The Board explained cluster lot developments and how they can be used on parcels with plenty of acreage and issues with road frontage. The Board made sure to let Mr. Uhlman know that the single road that would be used in the cluster lot development would need to be brought up to town road standards. The Board recommend that he talk with the Select Board to make sure the road can be brought up to standards so that the lots that are made can be built on.

The next item on the agenda was an inquiry from Mr. Davolio about a property off Chandler Hill Rd. Mr. Davolio was unable to attend in person and was attending the meeting via Zoom. The conversation started and centered around getting a road into this property. The Clerk went and got a couple tax maps that showed the property in question, but did not have a road or right of way marked. The Board asked the applicant about his intentions with the property. Mr. Davolio told the Board he was interested in buying and developing the property. He mentioned either camping or subdividing and turning the parcel into several house lots. The Board thought that should be fine if a road could be put up there up to town specifications. After some discussion a Board member mentioned that he thought that the ROW to that property was over another parcel and that it was about 15 feet wide. The applicant confirmed that the 15-foot ROW seemed correct. The Board informed Mr. Davolio that if that was the case then they could not see

any development happening on that property because the ROW was too small for a road, but a driveway could be put there. The applicant thanked the Board, but if the property could not be developed, he was no longer interested in it.

The next item on the agenda was Curtis Martell subdivision. The Clerk told the Board that the applicant had reached out and said that they would not be able to make it. The Clerk asked if the applicant should be put on the agenda for the regular meeting or the following work session. The Board considered that the regular meeting was too busy and asked the clerk to reach out to the applicant about scheduling for the work session.

There was an applicant that didn't make it on the agenda but took the place of Mr. Martell. William Marshall came before the Planning Board to try and put in a home business. The applicant told the Board he worked in background checks and planned on running a small part-time business out of his house helping in the transfer of firearms. The Board informed Mr. Marshall about the specifications of a home business. The only requirement the Board saw necessary was a sign permit so that a business sign could be placed at the residence. The Board stressed that the sign was purely for identification and not advertisement. That meant that a smaller size was required for in home businesses. The Board agreed that a site plan review was not necessary as there would be no structural changes to the building.

The final item on the agenda was correspondence from Tara Bamford regarding the recommendations for the zoning ordinance. The Board took some time to review the paperwork that the clerk provided. Mrs. Bamford was attending the meeting via Zoom and was there for questions. The Board asked in the future to be given the paperwork ahead of time to have ample time to review. The Board asked a few questions that came up while reviewing the documents, but more review was needed. The Board said that a date would be discussed at the meeting the following week.

Meeting was adjourned at 7:23 pm

Respectfully submitted,

Corey Davenport
Planning Board Clerk