

Town of Campton
Planning Board Work Session Minutes
September 1th 2020

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

Public Attendees: Jake Stevens, Luther Haartz, Tom Hahn, Sam Scoppettone, Lauren Walker, Jane Kellogg and Tara Bamford

Stuart Pitts opened the meeting at 6:32PM.

The first item on the agenda was the 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. Mr. Martell told the Clerk that he would try to have the materials ready for the work session in October.

The next item on the agenda was a subdivision proposal from Jake Stevens and Luther Haartz. The two applicants had planned on John March to be at the meeting with a sample of the subdivision map. John was not able to make it to the meeting and the Planning Board used the tax map to orient themselves with the land. Mr. Stevens talked about his plan to purchase a chunk of land from Mr. Haartz and use the lot to build a house on. Mr. Haartz told the Board that he was looking to make two new lots total and adjust a boundary line. The Board discussed how many rights of ways are on the property to determine road frontage. The Board told the applicants they could come to the next meeting if they had a copy of the subdivision map. The applicants thanked the Board and said they planned on coming to the regular meeting with a surveyed map.

The next item on the agenda was a lot line adjustment between Green Acre Woodlands and Exit 29 Sand & Gravel which was being represented by Tom Hahn. Tom came in to the Board and presented them with the map of the proposed lot line adjustment. Mr. Hahn explained to Board that Green Acres will be selling 20+ acres to Exit 29 Sand & Gravel. The Board asked about the right of way on the property. Mr. Hahn told the Board that the ROW was through the land that the Conservation Commission had recently purchased. The Board thought the lot line adjustment looked good and told Mr. Hahn to complete the application and submit it to the Clerk.

The next item on the agenda was a subdivision proposal from Sam Scoppettone. The applicant explained that he was helping out the Walker's whose father had passed and left the house to them. Mr. Scoppettone told the Board he was working with the Walkers to try and sell a portion of the 2.3-acre lot to raise funds to repair the house. The applicant created a packet that was distributed to the Planning Board members. It included a description of the project as well as some maps that were done using the State's GIS information. There was a draft proposed lot which was $\frac{3}{4}$ of an acre. The Board expressed concern that they needed a minimum of an acre lot for it to conform to the Zoning Ordinance. The applicant pointed to a section in the Zoning Ordinance that indicated that the commercial district did not have a minimum lot size. The Board

said they would find out which one was correct and let the applicant know. The Board and the applicant also had a discussion about the right of way on the property. The Board wanted to make sure that if the subdivision was approved, that the lot in the back with the house would have enough road frontage for it to stay a buildable lot. The Board directed Mr. Scoppettone to the Select Board to work with them about Fifield Road. The Board finally directed the applicant to bring in a true survey map so that the Board could give him a more accurate assessment of his proposed subdivision.

The next item on the agenda was a discussion with Tara Bamford about the Zoning Ordinance. Tara started with an introduction to the Board explaining her qualifications and her past experience in Campton. There was a question posed to Tara, asking if she thought she could provide a hyperlink for changes in the draft. The idea was that a direct link to the RSA so that the Board could review both the change and RSA. Tara thought that might be unnecessary as the draft of the ordinance will be printed as well. The Board generally discussed the scope of Tara's work and talked about the recommendations she made. The Board asked if Tara would be able to provide a draft of the Zoning Ordinance on the 14th or 15th. Tara thought that should be enough time to put everything together. The Board agreed to meet on the 21st of September to review the Ordinance and meet with Tara on the 22nd to discuss her first draft.

The final item on the agenda was a request from the Town Clerk asking for a letter from the Planning Board approving the operation of inspections at Penguin Fuels. The Chair was uncomfortable signing without confirmation that a site plan review was done or was on record. The Clerk said he would check to see if there was one on file.

Meeting was adjourned at 8:02 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk