

Town of Campton  
Planning Board Work Session Minutes  
October 6<sup>th</sup> 2020

**Board Attendees:** Stuart Pitts, Chair, Tim Scanlon, Bill Cheney, Ex-officio, and Jack Letvinchuk, Alternate

**Public Attendees:** Luther Haartz, Jake Stevens, Steven Tower, Jeff Andrews, Curtis Martell, and Steven Sprinkle

The Planning Board opened the meeting at 6:30 PM.

First on the agenda was a Site Plan Review for Jeff Andrews. Mr. Andrews explained to the Board his previous meeting with the Board on the 8<sup>th</sup> of September where his site plan review was tabled until a map was found for his prior site plan review in 2019. Copies of the new map and a copy of the old map was handed out to the Planning Board. The discussion turned to locating where the storage units would be on the map and talking about entrances and exits. The Board asked if the parking lot was going to be paved. Mr. Andrews stated that he planned on having a gravel parking lot. The Board ask if signage was going to be used to advertise the units and the applicant said there would be signage. The Board told the applicant that he needed to apply for a sign permit and show the sign location clearly on the map. The Board also asked about lighting and made clear that the lighting should be showed clearly on the map as well. The applicant said he would make those changes, fill out the required permits, and would be ready for the regular meeting.

The next item on the agenda is a lot line adjustment for Theron Comeau represented by Sanborn & Tower. The Board looked at the lot line adjustment map that was provided. They oriented themselves with the property in question. They asked Mr. Tower to describe the project to them. Mr. Tower told the Board that the property was being transferred from one family member to another. There were no intentions to do anything with the property, but was just merely squaring off the property. The Board discussed Pulsifer Rd and its classification. Mr. Tower indicated that the road had no bearing on the project and that it had once serviced the family farm and an old camp. The Board was happy with the plan presented and thanked Mr. Tower for coming.

The next item was a subdivision for Curtis Martell. Mr. Martell told the Board that he decided to reduce the number of lots on the subdivision from three to two. This will solve some issues that were created with putting in driveways and the emergency vehicle turnaround. Mr. Martell also told the Board that he did create a road agreement. They asked if the road agreement had been recorded at the Grafton County Registry of Deeds. Mr. Martell said it had not been recorded yet. The Board told Mr. Martell it needed to be recorded and to make sure it is referenced in the deed when the property is sold. The Board also asked Mr. Martell about his plans for a driveway. Previously he had stated that a driveway would go through the turnaround. The Board told Mr. Martell that after speaking with the Fire Chief that they do not want a driveway to be in the turnaround. Mr. Martell told the Board that due to the reduction in the

number of lots there is plenty of room to put the driveway in somewhere else. The Planning Board told Mr. Martell that he needed to go to the Select Board and make sure that the road agreement is good and they will allow building off of the Class VI Road. Mr. Martell thanked the Board.

The next item on the agenda is a subdivision for Luther Haartz and Jake Stevens. The Board was able to look at the map that John March has been working on. The Applicants indicated that this subdivision would create 2 new lots and would adjust one boundary line. The Board made sure there was enough road frontage to build off of the new lots. The Applicants told the Board that they are planning on lengthening Pattee Mountain Rd to give the new lots frontage. They told the Board that the test pits came back with good results and that they would need to work on the State permits. The Applicant asked the Board if they would consider the subdivision without full State approval. The Board said they would consider the application as long as the application for subdivision was submitted and they would make the subdivision contingent on the approval of their subdivision application with the State.

The final item on the agenda was a proposal for a racetrack off of Chandler Hill Rd by Steven Sprinkle. Mr. Sprinkle talked about his desire to find a spot where he could put an uphill, paved professional racetrack. He spoke of having around 20-30 cars using the road to get to the racetrack. There are plans for potential using the area for other car related activities later on. Right now, the focus was to create a professional racetrack environment where only professional drivers would be allowed on the course. The Board expressed a couple concerns for this project. One would be the zone that the parcel is in. The parcel is large and has sections that are in the rural residential zone and forest conservation zone. The Board explained that in order to operate his business he would need to get a variance from the Zoning Board of Adjustment (ZBA). The Board also had concern with the current road situation. The parcel is off of Chandler Hill Road and would need to be brought up to Town standards. The right of way (ROW) to the property was an old town road and is only one rod wide (16.5'). The Board thought that this ROW would need to be expanded in order to put a commercial business on that lot. The Planning Board told Mr. Sprinkle that he would need to work with the Select Board in regards to the roads. Finally, the Board was generally concerned about the noise generated and the relationships with the neighbors. Mr. Sprinkle talked about his desire to keep good relationships with the neighbors and that he would buy additional land if needed in order to ensure a large buffer. The applicant also mentioned that the events would only take place on weekends. The Board advised that there will be many Boards and meetings that the applicant will need to go to and there is no guarantee that the project will be approved. The Planning Board told the applicant he needed to get the road settled with the Selectmen, a variance from the ZBA and they needed a much more detailed plan to go over.

There was one piece of correspondence from the Tara Bamford. She sent some general language about defining RVs better and restricting them so they can not be used for a dwelling with out Town approval. The Board discussed the possibility of adding some language like this into the Zoning Ordinance, but wanted to do a separate warrant article if something like this is attempted. The discussion also led to talk of considering a minimum square footage for a

dwelling. The Clerk informed the Board that while there is no State wide standard, many towns adopt their own standards.

The meeting was adjourned at 7:43 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk