

Town of Campton  
Planning Board Regular Meeting Minutes  
September 8<sup>th</sup> 2020

**Board Attendees:** Chris Kelly, Tim Scanlon, and Jack Letvinchuk, Alternate

**Public Attendees:** Jake Stevens, Peggy Smith, Kevin French, Cindy Prescott, Jeff Andrews and Luther Haartz

The Planning Board opened the meeting at 6:40 PM.

First on the agenda was to appoint Jack Letvinchuck as a temporary member to allow for a quorum. The motion was made by Chris Kelly, seconded by Tim Scanlon.

Next on the agenda was to appoint a temporary chair for the meeting. Tim nominated Chris Kelly. Jack seconded the motion and Chris accepted the nomination.

The next scheduled item on the agenda was the minutes of the July 14<sup>th</sup>, 2020 regular meeting. There were no issues found with these minutes. A motion was made by Jack, seconded by Tim to approve the minutes as they are written. The motion passed unanimously.

The next item on the agenda was the minutes of the August 4<sup>th</sup>, 2020 work session. A correction was offered to remove “gun sales” from the conversation with Mr. Marshall and replace with “background checks/firearm transfers” as he will not be selling guns, just facilitating private sales. A motion was made by Jack, seconded by Tim to approve as amended. The motion passed unanimously.

The next scheduled item on the agenda was the minutes of the August 11<sup>th</sup>, 2020 regular meeting. There were no issues found with these minutes. A motion was made by Jack, seconded by Tim to approve the minutes as they are written. The motion passed unanimously.

The next item on the agenda was the minutes of the September 1<sup>th</sup>, 2020 work session. There were no issues found with these minutes. A motion was made by Jack, seconded by Tim to approve as amended. The motion passed unanimously.

The first item under new business on the agenda was a subdivision of Ronald & Carolyn Smith off of Beech Hill Rd. The Board was shown the map for the subdivision and had a few questions for Kevin French (representative). The Board asked Mr. French to describe what was being done with the property. A general description of dividing a small lot with the house currently on it and granting a small lot line adjustment to a neighboring property. The result would create one new property and the remaining acreage would be in the main lot behind the house. The Board wanted to make sure that there was enough road frontage remaining for the building. Mr. French pointed out that there was 201’ of road frontage remaining. The Board voted to approve the subdivision and when maps were getting ready to be signed, Mr. French informed the Board that he was waiting on the State to provide the subdivision approval number. The Board amended their original motion, Tim made a new motion to approve the subdivision with the condition that the State subdivision approval number is provided and a mylar copy is

presented to sign, seconded by Jack. The motion passed unanimously. Peggy Smith said she had some concerns about the conditional approval. She was worried that she would have to come back to the Board and she had a buyer lined up for the land. The Board informed her that unfortunately that a conditional approval was the best they could do. They reassured her that a conditional approval did not require that they come back to the Planning Board, but that they could give the requirements to the Clerk. She accepted their answer and thanked them for their time.

The next item on the agenda was a lot line adjustment in Beebe River for the Glidden's and Cote. Kevin French was also representing this party as well. Mr. French explained to the Board that this property had already been passed back and forth before. These 10 acres had originally been part of the Cote property and was given to the Glidden's. The Board clarified that this lot line adjustment was just a reversal of an old lot line adjustment. Mr. French confirmed that this was the case. The Board asked if anyone in attendance had any comment on the lot line adjustment. There were no additional comments from the attendees. Jack made a motion to accept the lot line adjustment, seconded by Tim. The motion passed unanimously.

The next item on the agenda was a site plan review for Jeff Andrews. He explained to the Board that he would like to use the current foundation of the bottling plant to put up storage units. Mr. Andrews told the Board that it was the same plan that they approved last time. The Board members asked where the old plan was because they wanted to review them side by side. Mr. Andrews said the town should have a copy of the plan. The Clerk told the Board that he was unable to find the plan that was referenced in 2018. The Clerk told the Board that there was a reference to the storage units in work session minutes, but there was no approved application or regular meeting minutes regarding the storage units. The conversation turned to the site plan review that was filed and approved in 2019 which was for the use to return to a bottling plant. The Applicant argued that the previous plan was no relevant to the current application. The members of the Board disagreed and said they wanted to see the old plans before they made a decision on this application. The Board made a motion to table the application until the following meeting when more material could be gathered. The motion was made by Tim, seconded by Jack. The motion passed unanimously.

The last item under new business was a review of the approved building permits. The Board had a question about the ADU that was listed on the permit list. The Clerk told the members that the property owner had come in to present to the Board. The request the Board made to update the sketch to show the ADU was attached. The Clerk informed the Board that the sketch was updated and showed a significant area that would be attached to the ADU. There were no further questions.

The final item on the agenda was correspondence. The Clerk informed the Board about a discussion with William Marshall regarding his in-home business on Perch Pound Rd. The Clerk told the Board that the ATF had reached out to confirm the zoning in that area. The Clerk had mentioned that the ATF indicated that Mr. Marshall was a renter for that property and that he had asked for a letter from the owner allowing operation of the business on his property. Mr. Marshall had asked for a letter from the Board saying that he was allowed to operate his

business. The Clerk told the Board that he offered Mr. Marshall a trade, that when he had a letter from the property owner that the Board would produce a letter for him regarding his in-home business.

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

Respectfully submitted,

Corey Davenport

Planning Board Clerk