

Town of Campton  
Planning Board Regular Meeting Minutes  
October 13<sup>th</sup> 2020

**Board Attendees:** Stuart Pitts, Chair, Chris Kelly, Greg Jencks, Floyd Wilkie, Rita Sebastian, Alternate, and Jack Letvinchuk, Alternate

**Public Attendees:** Jane Kellogg, Tom Hahn, Steven Tower, Theron Comeau, Jeff Andrews, Daniel Keniston, Carol Lenahan, Frances Belcher, Ron Goggans, and Sandy McGarr

The Planning Board opened the meeting at 6:48 PM.

The next scheduled item on the agenda was the minutes of the September 8<sup>th</sup>, 2020 regular meeting. There were no issues found with these minutes. A motion was made by Chris, seconded by Greg to approve the minutes as they are written. The motion passed unanimously.

The next item on the agenda was the minutes of the September 21<sup>st</sup>, 2020 work session. A motion was made by Chris, seconded by Floyd to approve as amended. The motion passed unanimously.

The next scheduled item on the agenda was the minutes of the September 22<sup>nd</sup>, 2020 regular meeting. There were no issues found with these minutes. A motion was made by Greg, seconded by Chris to approve the minutes as they are written. The motion passed unanimously.

The next item on the agenda was the minutes of the October 6<sup>th</sup>, 2020 work session. There were no issues found with these minutes. A motion was made by Bill, seconded by Greg to approve as amended. The motion passed unanimously.

The first item under new business on the agenda was lot line adjustment for Green Acres Woodlands who was being represented by Tom Hahn. Mr. Hahn started by describing the project which was for Green Acre Woodlands to sell 24.89 ac to the neighbor Exit 29 Sand & Gravel. He told the Board that the Green Acre Woodlands parcel would have 57.97 acres remaining and Exit 29 Sand & Gravel would be 46.92 acres. The Board asked about access to the property and if there would be any changes. Mr. Hahn reassured the Board that the access to the property would remain the same. Rita Sebastian, alternate for the Planning Board, had written up several questions for the buyer of the property. There were a few questions that were directed at Mr. Hahn and he attempted to answer as many questions as he could, but he was not able to answer many questions as they were regarding usage of the land and future plans. After some discussion about whether the Board should consider questions regarding the land being exchanged, Jane Kellogg offered some comments from the perspective of the Conservation Commission. Ms. Kellogg told the Planning Board that the Conservation Commission was interested in buying the entire parcel from Green Acre Woodlands, including the piece that was being exchanged in the lot line adjustment. She told the Board that the seller decided to go in a different direction. The Board asked for any additional comments and Frances Belcher offered some thoughts. She lives on Ellsworth Hill Road and informed the Board that she could already hear and see the pit from her house. She felt that allowing the sale would increase the activities and therefore increase the

impact. The Board was urged by some of the citizens at the meeting to consider getting more information before they allow for the lot line adjustment. At several points in the meeting, there was mention of four vernal pools that were in the area that was being exchanged and concern for the wellbeing of the wetlands was a major topic of discussion. The Board reiterated that this is a sale of land between two people and that they would be able to address some of these concerns once the intention of the buyer was confirmed. The Board also mentioned that any environmental impact would be regulated by the State, which would make sure the proper precautions and paperwork were filed before any work was done on the land. There was a motion by Greg Jencks to approve the lot line adjustment, seconded by Floyd Wilkie. The motion passed unanimously.

The next item on the agenda was a lot line adjustment for Theron Comeau who was being represented by Steven Tower. Mr. Tower started by describing the location of the property as well as the amount of land that was being transferred between Mr. Keniston and Mr. Comeau. Mr. Tower described the land as wooded land and said there was no intention to develop the land. The Board asked if there were any comments from the audience. Sandy McGarr said she had a question about the lot line adjustment regarding land ownership. She wanted to know if her neighbor would be changing. After consulting the map, the Board and Mr. Tower determined that the land that was being exchanged was south of Mrs. McGarr's property. The Board asked if she had any additional questions and was told that that was it. A motion was made by Floyd Wilkie to approve the lot line adjustment, seconded by Greg Jencks. The motion passed unanimously.

The next item on the agenda was a site plan review for Jeff Andrews. Maps were handed out to the members of the Board. Mr. Andrews pointed out the additional lighting that he added to the map. Mr. Andrews assured the Board that he would not be changing the footprint at all, he just wanted to change the usage to allow for the storage units. The Board asked Mr. Andrews about his signage. The applicant told the Board that he will be using the existing sign posts. Some on the Board mentioned the date on the survey, which showed a couple culverts. The Board asked if the culverts were even installed. The applicant didn't know if the culverts have been installed, but thought it shouldn't matter. Bill thought the culverts would not really be necessary. The conversation turned to the status of the road, Shannon Drive. After some discussion between Bill and Mr. Andrews, the Board confirmed that this property was off of Beebe River Road and the project was not affected by the status of Shannon Drive. Finally, the Board expressed some concern about a letter that was provided by the Fire Chief. The letter informed the Board that Mr. Andrews had not come to him and informed him about the project. The Board told Mr. Andrews that he needed to work with the Fire Chief to follow fire code and safety guidelines. A motion was made by Greg Jencks to approve the site plan review with the condition that the Fire Chief is satisfied that Mr. Andrews has met fire and safety guidelines, seconded by Chris Kelly. The motion passed unanimously.

The last item under new business was a review of the approved building permits. There were no questions about any of the building permits.

The final item on the agenda was privilege of the floor. The Board discussed if they wanted to do another work session to review the rest of the ordinance on their own. There was

some discussion of possible dates and if there would be enough time to fit it in. It was decided that it would likely not be necessary. A Board member also asked about the racetrack idea that came before the Board last week. The Board filled in any members that were not present. No further matters were brought up.

A motion to adjourn by Floyd, seconded by Greg. The meeting was adjourned at 8:05 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk