

Town of Campton
Planning Board Regular Meeting Minutes
November 10th 2020

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

Public Attendees: Curtis Martel, Donna Martel, Tara Bamford, and Bill Dauer

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

The next scheduled item on the agenda was the minutes of the October 13th, 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 November 2nd, 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 November 4th, 2020 work session. There were no issues found with these minutes. A motion was made by Chris, seconded by Floyd to approve the minutes as they are written. The motion passed unanimously.

The first item under new business was a subdivision for Luther Haartz off of Pattee Mountain Road. The Clerk informed the Board that Mr. Stevens had reached out to tell him that no State permits had been filed yet. Bill Dauer spoke on behalf of Mr. Stevens and told the Board that the surveyor had not filed the permits with the State and that they are in the process of coming up with a solution that will speed the process up. After listening to Mr. Dauer and the Clerk, Chris Kelly made a motion to table the subdivision and it was seconded by Floyd Wilkie. The Board voted unanimously to table the Luther Haartz Subdivision.

The next item under new business was a subdivision for Curtis Martel off of Brayman Road. Mr. Martel was at the meeting to present the subdivision and answer any questions. The conversation started with the turnaround that was required by the Planning Board. Mr. Martel told the Board that Butch (Road Agent), Bill Cheney (Code Enforcement Officer), and Dan (Fire Chief) had looked at the turnaround. Bill told the Board that he thought the turnaround didn't need to be required and that the decision should fall with the Select Board. The Board told Bill that the site plan review regulations allow for the Planning Board to require certain road standards for subdivisions. The Board turned their attention to the maps that were provided by Mr. Martel. The major issue that the Board pointed out was that the second driveway is going to be off of the turnaround. The Board wanted some confirmation that the Fire Chief was aware of and in approval of this configuration. Mr. Martel mentioned that the Fire Chief had already submitted a letter supporting the turnaround. The Board expressed concern that the Fire Chief had not seen the most recent map. Mr. Martel told the Board he would show the Fire Chief and get a letter from him. The Board also pointed out that the Maps did not show any information regarding the subdivision or septic approvals. The Board asked that Mr. Martel come back with

the State paperwork completed as well as five maps and one mylar. A motion was made to table the subdivision was made by Greg Jencks, seconded by Floyd Wilkie. The motion passed unanimously.

The next item under new business was a merger on Mountain View Road. The Board looked at the map that was included with the application. The Clerk informed the Board that the owners of the neighboring property bought the empty lot and were looking to merge them together. The Board had no further questions. A motion was made to approve the voluntary merger by Greg Jencks, seconded by Chris Kelly. The motion passed unanimously.

The final item under new business was a merger on Glade Circle. The Board looked at the map of the properties being merged. The Clerk informed the Board that he had discussed the merger with the individuals. The new owners were made aware that merging the properties would not be able to be undone as these properties are in the Forest Conservation Zone and there is not enough land to subdivide into two buildable lots. A motion was made by Tim Scanlon to approve the merger, seconded by Floyd Wilkie. The motion pass unanimously.

The final item on the agenda was meeting with Tara Bamford about setting a date for public hearing. The Board told Tara that there were no additional comments from the ZBA regarding their section. Tara asked if the Board had the most recent copy of the Zoning Ordinance in front of them. The Clerk told Tara he was unaware that they needed the newest copy as he was anticipating potentially more corrections, if the ZBA had some feedback. Tara indicated the Board needed to have a copy to go over the final grammatical corrections as well as vote to bring that copy to a public hearing. The Board and Tara agreed to meet on the 17th of November to go over the few changes and vote to move the draft forward.

A motion to adjourn by Tim, seconded by Greg. The meeting was adjourned at 7:54 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk