

Town of Campton  
Planning Board Regular Meeting Minutes  
January 5<sup>th</sup> 2021

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

**Public Attendees:** Jake Tuck, Scott Dematteo, Tom Dematteo, and Barry Van De Moere

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

The first item on the agenda was a housing proposal on Owl Street. This project was being presented by a representative of the owner, Mr. Barry Van De Moere. Mr. Van De Moere started by locating and describing the lot that the project would be on. The location is generally across from Pemi River Road and has the cart path running alongside the property. The lot is 1.14 acres. Mr. Van De Moere told the Board that the owner wanted to construct a house with a first-floor garage and three separate rental units above. These units would be rented out, with the garage space left for storage for the owner of the property. The Board raised concerns that this property did not meet the zoning requirements. Mr. Van De Moere told the Board that he and Mr Matteo (owner) looked at the Zoning Ordinance and they had interpreted that they could have three bedrooms per acre. Mr. Van De Moere pointed to Article IV, Section L, Number 7. This section states, "For purposes of calculating "dwelling units" within any lodging facility (hotel, motel, bed and breakfast, etc.), each bedroom shall equal 1/3 of a dwelling unit.". They had interpreted that if they had three one-bedroom units that this would be within the acreage requirements. The Board told Mr. Van De Moere that the section refers to hotels, motels, and B&Bs. The Board thought that what was being proposed was different than what is laid out in that section. The Board pointed Mr. Van De Moere to the definitions section (page 6) which identifies what the Town constitutes as a dwelling unit. Mr. Van De Moere indicated that the owner could create an entity so that the house is recognized as a lodging facility. The Board thought that would still not meet the spirit of the ordinance and pointed out that this would need to be officially done through the State. The Board looked at the plans for the interior set up and reiterated that this project looked more closely to a multi-family home, rather than a lodging facility. The Board suggested that a home could be put on the property and that an attached accessory dwelling unit (ADU) could be added to the building. The Board mentioned that the requirements for the ADU would need to be met, but that was the best suggestion that could be offered. Mr. Van De Moere thanked the Board for their input and said that he would talk with the owner and come back with a new proposal.

The next item on the agenda was an Accessory Dwelling Unit (ADU) proposal from Phil Lonergan. The Clerk informed the Board that Mr. Lonergan was not present at the meeting. The Clerk generally described what Mr. Lonergan had presented to him in the office. He talked about his two concerns regarding the plans to not share the house driveway and the fact that his property is in the Forest Conservation Zone and would need at least 6 acres to put in a detached ADU. The Board agreed that those are concerns and they could offer some suggestions if Mr. Lonergan was present. The Board agreed to move on to the next topic.

The next item on the agenda was a Zoning Ordinance Amendment discussion with Jake Tuck. Mr. Tuck has expressed some frustration with his business signs being removed from the properties he is managing. The Board told Mr. Tuck that unfortunately his business did not qualify as a contractor and would not be able to utilize the section of the sign ordinance that allows for signage to remain on customers' property. Mr. Tuck talked about his desire to just have some signage on some of the properties he works on. The Board offered a suggestion to have his signs up while he is working on the property and to remove them when they leave. Some board members told Mr. Tuck that they have had to letter their trucks and trailers to try and advertise for their own businesses. The Clerk offered the suggestion that Mr. Tuck come up with an amendment to the Zoning Ordinance that would better serve landscapers. Mr. Tuck mentioned having a designated period of a couple weeks in the fall, spring, or both where he could put out signs. The Board thought that sounded like a reasonable proposal that might be worth bringing to town meeting. The Clerk told Mr. Tuck that he would be willing to work with him to show him through the process of offering an amendment for proposal. The Board also told Mr. Tuck that he can bring in the proposal for review when he had come up with something. Mr. Tuck thanked the Board for their time.

The next item on the agenda was an inquiry from an individual who is interested in buying Six Flags Mobile Home Park. The Clerk told the Board that he had been in contact with the individual. The Clerk told the Board that he and the Administrative Assistant had spent a few hours looking for any recorded subdivisions and site plans. The Clerk presented the Board with a subdivision plat that was approved back in 1973. The Board looked at the map and agreed that it looked to be a similar set up to how the park currently looks. The Clerk told the Board that the perspective buyer was looking to find out the total number of mobile homes that could be put on the property. The Board indicated that the buyer would be able to fill all the lots, with the condition that the State approves the septic systems and the mobile homes are able to fit in the designated spots. The actual number was not able to be determined because the buyer would need to work with the State to figure out the septic situation.

The final topic of discussion was housekeeping questions the Board had in regards to the concrete trailer that is being parked across from the post office and Dunkin. The Clerk indicated that he would look into this trailer. The Clerk offered updates on two properties that are in violation of the Zoning Ordinance. He told the Board that certified letters had been sent out to the land owners and that he was waiting to receive the receipts before moving forward. He also told the Board that he would look into options that are at the Town's disposal if the letter are rejected.

The meeting was adjourned at 7:40 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk