

Town of Campton  
Planning Board Public Hearing & Regular Meeting Minutes  
December 8<sup>th</sup> 2020

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

**Public Attendees:** Ron Goggans, and Tara Bamford

The Planning Board opened the meeting at 6:35 PM.

The Board opened the meeting by discussing the agenda and how the public hearing should have been listed before the rest of the items. With no objections from any of the other board members, a decision was made to vote on the minutes first and then go into public session.

The first item on the agenda was the minutes of the November 10<sup>th</sup>, 2020 regular meeting. There were no issues found with these minutes. A motion was made by Chris Kelly, seconded by Greg Jencks to approve the minutes as they are written. The motion passed unanimously.

The next item on the agenda was the minutes of the November 17<sup>th</sup>, 2020 work session. A motion was made by Chris Kelly, seconded by Greg Jencks to approve as amended. The motion passed unanimously.

The Chair opened the Public Hearing at 6:40 pm. The Chair explained the reasoning and scope of the zoning ordinance review. He then turned the floor over to Tara Bamford who was the consultant during the zoning ordinance review process. Ms. Bamford told those in attendance that she was tasked with working with the Planning Board to reorganize and update the zoning ordinance. Ms. Bamford explained that the ordinance had been added to over the years and it needed a reorganizing as well as a consolidating. The goal was to not change any major provisions, but to just update the ordinance. She provided a couple examples such as updating the language regarding wetlands to more closely align with the State of New Hampshire language. Another example offered was changing the wording referring to the normal channel to ordinary high-water mark. The only citizen in attendance was Ron Goggans. Ms. Bamford asked Mr. Goggans if he had any specific questions or concerns. Mr. Goggans just said he was there to listen to any discussion that came up. The Board and Ms. Bamford agreed that unless there was an objection, they would not be going through the ordinance again as the Board had reviewed the document several times in the last month. The Board agreed to address any questions or concerns if anyone showed up later in the meeting. The public hearing was closed at 6:55 pm.

The next item under new business was a merger on Bell Tower Lane. The Clerk explained that the land across Bell Tower Lane had been acquired by the owner on the other side. The Clerk assured the Board that after some research it was clear that the ownership of land went under the right of way. This would allow for the voluntary merger to happen. The Board looked at the map provided and once they had oriented themselves they recognized the area. They asked the Clerk if this property had been subdivided recently. The Clerk confirmed that they

subdivided the property a couple years ago, but the situation had changed and they wanted to merge two of the three lots. The Board was satisfied with the explanation and saw no issues with the merger. Greg Jencks made a motion to accept the voluntary merger, seconded by Floyd Wilkie. The Board voted unanimously in favor.

The next item under new business was a merger on Randall Road/Beech Hill Road. There was a general conversation about the location of the property. The Clerk informed the Board that these individuals had just purchased the properties and wanted to merge them and then put them in current use. The Board asked if the property had been transferred over to these new owners. The Clerk confirmed that this had happened. A motion was made to approve the voluntary merger by Greg Jencks, seconded by Floyd Wilkie. The motion passed unanimously.

The final item under new business was the approved building permits. The Clerk told the Board that he was not able to print out the list, but would update them during the January meeting. The Clerk gave a general description about what projects were applied for.

A motion to adjourn by Greg Jencks, seconded by Chris Kelly. The meeting was adjourned at 7:12 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk