

Town of Campton
Planning Board Regular Meeting Minutes
February 2nd 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: Jeff Andrews, Michael Burnham, Karl Kelly, Luther Haartz, Jake Stevens and Bill Dauer

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

The first item on the agenda was sign questions from Jeff Andrews. Mr. Andrews expressed his interest in putting up a directional sign at the corner of RT 175 and Beebe River Road to direct traffic to his business. He suggested that a directional sign could be made and attached to the road sign at the top of the road. Mr. Andrews indicated that there was a section of the Zoning Ordinance that referred to a town pole. The Board told Mr. Andrews that this section referred to a stylized pole at major intersections that could point to major locations. The Board indicated that this was explored by the Town, but was denied by the State because all of the prime locations were on State land. The Board told Mr. Andrews to talk with the Select Board in regards to his plans about directional signage. Mr. Andrews also asked about a foundation that was on his other property that he was looking to build on. The Board told him that they think that should be fine, but to bring them a proposal when he figures out what he wants to do.

The next item on the agenda was questions about Six Flags which was recently purchased by Michael Burnham. Mr. Burnham informed the Board of the purchase and the plan to rename the park Foothill Estates. Mr. Burnham gave the Board some background on the research that the Clerk had discovered while looking for information on the park. Mr. Burnham came with a copy of the subdivision map approved by the State of New Hampshire in 1973. This map detailed the park with 117 spaces for mobile homes. Mr. Burnham described the hand drawn map to the Board and indicated where he thought space was left for new mobile homes to be put in. He was looking to see what the Board's interpretation of if the old subdivision map, approved by the Campton Planning Board, from 1974 was still the major governing document. The Board was noncommittal on the map and mentioned that while that is the most recent site plan and could be grandfathered, there were several changes to the property since 1974. The Board mentioned that the powerlines had taken a chunk of land as well as potentially cutting off lots that were on the original site plan. When it came to the total number of lots allowed in the park, the Board pointed Mr. Burnham to the Department of Environmental Services (DES). The Board indicated that the state standards have changed and that he might not be able to fit all of the mobile homes on the empty lots currently in the park. The Board also told Mr. Burnham that replacing old trailers would also have to go through DES as they would need to make sure that the septic systems are in working condition. Finally, the Board asked that before any additional homes are put in the park that Mr. Burnham come into the Board with an updated map with the intended new lots marked out.

The next item on the agenda was a subdivision for Luther Haartz. The new map was presented to the Planning Board and was explained that they were no longer creating 2 lots. The decision was made to simplify the project and turn it into a lot line adjustment and a one new lot subdivision. Jake Stevens was present at the meeting and let the Board that the intention was to add about .7 acres to Bill Dauer's lot and create a new lot next to theirs for him to build on. The Board was told that the subdivision application was sent to the State and the Clerk confirmed that the State had received the application. The Board did not see road frontage numbers on Mr. Dauer's lot on either Pattee Mountain Rd or on Rt 175. Mr. Dauer was attending via Zoom and indicated that the road frontage on Rt 175 was not changing. The Board agreed that this might be the case, but they wanted all of the side lines and frontages on the map because it was being recorded. The Applicants said they would talk to the surveyor and have him add those numbers.

The final item on the agenda was a lot line adjustment for Karl Kelly. The Board looked at the map that was provided. Mr. Kelly told the Board that he was moving the lot line so that his parent's house would be on a 3-acre lot and able to be sold and the remaining land would be added to his lot. The Board did not have any additional suggestions for the map. The Board did ask the Clerk if both properties were owned by the same owner. The Clerk told the Board they were not. The Board asked if the application was signed by the owners from the lot that was having their acreage reduced. Mr. Kelly indicated his sister was the executrix. The Board asked that the executrix signature is on the application. Mr. Kelly agreed to get his sister to sign the lot line adjustment application.

The meeting was adjourned at 7:39 pm

Respectfully submitted,

Corey Davenport
Planning Board Clerk