

Town of Campton
Planning Board Regular Meeting Minutes
January 12th 2021

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

Public Attendees: Phil Lonergan

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

The first item on the agenda was the minutes of the December 8th, 2020 regular meeting. There was a request to include members last name in motions so that it would be clear as to who exactly made the motion. A motion was made by Greg Jencks, seconded by Chris Kelly to approve the minutes with the suggested correction. The motion passed unanimously.

The next item on the agenda was the minutes of the January 5th, 2021 work session. A request was made to include the fact that the Board read the true definition of dwelling unit with Mr. Van De Moere. A motion was made by Chris Kelly, seconded by Greg Jencks to approve as amended. The motion passed unanimously.

The first item under new business was reviewing the warrant language for the Zoning Ordinance edits. The Board discussed a few different variations and discussed proper tenses. The Board finally agreed to go with exactly what the consultant had sent over. Greg Jenck made a motion to approve the warrant language as written, seconded by Floyd Wilkie. The Board voted unanimously in favor.

The next item under new business was a merger on US Rt 3. Floyd Wilkie recused himself from the vote because the merger was submitted by him. Stuart Pitts appointed Jack Letvinchuk as a voting member for this item on the agenda. There was a general conversation about the location of the property. The Clerk informed the Board that the properties were both owned by the trust. A motion was made to approve the voluntary merger by Greg Jencks, seconded by Chris Kelly. The motion passed unanimously.

The next item under new business was an Accessory Dwelling Unit (ADU) proposal from Phil Lonergan. Mr. Lonergan showed the Planning Board his map with his proposed structures on it. Mr. Lonergan showed the Board a house on one lot and expressed a desire to put a detached ADU on the property with his home. He wanted to access the ADU through an unfinished road from a subdivision in the 80's. There was discussion of the correct acreage as well as the use of one driveway instead of two. The Board told Mr. Lonergan that he would need to figure out a way to increase the size of his lot with the proposed detached ADU. His lot is currently .4 acres too small to have a detached ADU. They offered either a voluntary merger with another of his properties or a lot line adjustment. They also told him that it is in the Zoning Ordinance that he needs to have a shared driveway and that he would have to figure out what is best for him. The Board also pointed him toward the Select Board in regards to the questions he

had regarding the undeveloped road. The Board encouraged him to come back during a work session when he had figure out how he wanted to proceed with the projects.

The final item under new business was the approved building permits. The only question was regarding a property on Ellsworth Hill Road and if the permit mentioned a second story. The Clerk said he was unsure and would check on the building permit when he had a chance.

The Clerk brought up two pieces of correspondence, one regarding a question on the Zoning Ordinance and the other regarding Six Flags Mobile Home Park. The Zoning Ordinance question was regarding in home businesses and seasonal stands. The Board was under the impression that seasonal stands were meant for agricultural business. The other piece of correspondence was a perspective buyer of Six Flags that wanted some assurances regarding the number of lots in the park. The Board urged the Clerk to have the perspective buyer come into the meeting to discuss this issue further.

A motion to adjourn by Chris Kelly, seconded by Floyd Wilkie. The meeting was adjourned at 8:07 pm

Respectfully submitted,

Corey Davenport
Planning Board Clerk