

Town of Campton
Planning Board Regular Meeting Minutes
February 9th 2021

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

Public Attendees: Luther Haartz, Jake Stevens, James Detzel, Karl Kelly, Hannah Joyce, and Bill Dauer

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

The first item on the agenda was the minutes of the January 12th, 2020 regular meeting. A motion was made by Chris Kelly, seconded by Floyd Wilkie to approve the minutes. The motion passed unanimously.

The next item on the agenda was the minutes of the February 2nd, 2021 work session. A motion was made by Greg Jencks, seconded by Chris Kelly to approve the minutes. The motion passed unanimously.

The first item under new business was subdivision and lot line adjustment for Luther Haartz. The first topic that was discussed was the lot line adjustment between Luther Haartz and William and Linda Dauer. The Board checked with the Clerk in regards to the signatures from the Dauer's. The Clerk told the Board they had provided a written statement that they signed that indicated they would be buying the land allotted from the lot line adjustment. The Board looked at the updated map and saw that the road frontage on RT 175 and Pattee Mountain Road had been added. The acreage before and after the lot line adjustment was added to the Dauer's lot on the map. The Board had no additional questions. A motion was made by Greg Jencks to accept the lot line adjustment between Luther Haartz and William & Linda Dauer. Seconded by Floyd Wilkie. The motion passed unanimously.

The Board then discussed the subdivision of Luther Haartz land to create a lot next to William & Linda Dauer's lot that would have frontage on Pattee Mountain Road. This subdivision was shown on the same map as the lot line adjustment. The Board had no additional questions about the map. The Code Enforcement Officer asked about a road agreement for Pattee Mountain Road. The applicants told the Board that there was some language in the deeds for anyone on Pattee Mountain Road. Mr. Haartz confirmed to the Board that Mr. Dauer plows the road in the winter. Mr. Dauer was at the meeting via zoom and confirmed that he had language in his deed regarding the road, as well that he plowed it in the winter. The Code Enforcement Officer agreed that this was nice to have, but reminded the Board that the State requires recorded road maintenance agreements for private and class IV roads. The Board determined that this should not stop them from approving the subdivision, but that this is something that will need to be done before a building permit is issued. A motion was made to approve the subdivision on Pattee Mountain Road by Chris Kelly, seconded by Floyd Wilkie. This motion passed unanimously.

The next item under new business was a lot line adjustment for Karl Kelly. Mr. Kelly started by telling the Board that he and his sister were looking to sell his parents property and wanted to have the lot line adjustment done to keep most of his parent's land. The Board looked at the map that was provided and had no major questions. The Town Clerk/Tax Collector, Hannah Joyce, was attending via Zoom. She told the Board that she was under the impression that this property could not be subdivided due to a lien being on the property. The Code Enforcement Officer asked if Mrs. Joyce could provide an RSA regarding this limitation on subdividing. Mrs. Joyce did not have the exact number in front of her, but said she would work with the Clerk. The Board was not aware of any RSA limiting subdivisions on properties that have a lien on them, but asked the Clerk to look into it. The Board agreed that the application and map were acceptable to proceed with a vote. A motion was made to accept the Lot Line Adjustment with the condition that the tax situation is resolved. This motion was made by Chris Kelly, seconded by Greg Jencks. The motion passed unanimously.

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 Board wanted some follow up information. The Clerk said he had checked the permit and it seemed to be only one story. The Clerk indicated that he was going to reach out to the owner and see if a new permit could be filled out. There were no additional questions.

The Clerk brought up the fact that there was an upcoming regular meeting during voting day. The Board asked if voting was still at the school? The Clerk confirmed that this was the case and that the meeting room should be open if the Board did not want to move the meeting. The Board decided to wait for the March 2nd work session before a final decision would be made.

The Code Enforcement Officer wanted to discuss one more topic before the end of the meeting. A question about Rocky Ridge Ranch was brought up. Specifically, regarding signage and the original site plan approval. The Clerk said he would pull the old site plan and see if he could get more information for a future meeting.

A motion to adjourn by Chris Kelly, seconded by Greg Jencks. The meeting was adjourned at 7:15 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk