

Town of Campton  
Planning Board Regular Meeting Minutes  
March 2<sup>nd</sup> 2021

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

**Public Attendees:** Arnold Bennett, and Jeff St Lawrence

The Planning Board opened the meeting at 6:33 PM.

The first item on the agenda was an inquiry from a group of individuals who want to purchase roughly 470 acres that has access off Winterbrook and Page road. This group was represented, at this meeting, by Arnold Bennett and Jeff St Lawrence. The applicants started by introducing themselves as well as the other investors in this project. They described their various backgrounds ranging from jobs in technology to real estate. The applicants told the Board that they had done some research in the town hall and with the seller to come up with some old subdivision maps. While the subdivisions in question were not found the Board informed the applicants that the old approvals would not be valid as they were not acted upon. The maps were also going to be used for access points to the property. The applicants were trying to find the best ways to bring in potential roads to the parcels. The conversation turned to their vision for the land. The applicants talked about their desire to develop in a way that retains the natural beauty of the area. The current owner told the applicants that he wanted to sell the land to individuals who would keep the trail system, that the current owner made, intact. The applicants told the Board that they want to develop to maintain those trails and sell to people who might be looking for outdoors activities. The Board wondered about general access to these trails and the applicants told the Board they were looking to just keep the trails for the homeowners only. This led to the discussion of managing the forested area. The applicants told the Board that the bulk of the land is not currently being actively managed. They want to change that and manicure the forest to be more useable. Finally, the Board told the applicants to consider the costs of removing the land from the Current Use Program. The applicants asked the clerk if there was any way to try and estimate the cost of removing land from current use. The Clerk told the applicants that the assessors would be the ones placing values on the land being removed, but a very rough estimate could be done if it was absolutely necessary. The applicants said they would be in touch if they needed this estimation. The Applicants thanked the Board for their time and informed them they would try and be in at the next meeting with a physical plan to see if what they want to do is feasible on that property.

The next item on the agenda was to determine the next meeting date of the Planning Board as the Community Room would be in use on March 9<sup>th</sup> for Town Elections. The Board conferred and agreed that the meeting could be push out one week from the 9<sup>th</sup>. The Board agreed to meet on Tuesday March 16<sup>th</sup> at 6:30 pm in the Community Room.

The final item on the agenda was correspondence. The Clerk informed the Board that Grafton County Registry had reached out to him regarding the Luther Haartz subdivision. The surveyor's signature was not an original and the Registry needed him to resign it. The surveyor

printed a new mylar, signed it, and gave it to the Clerk to have the Board resign and have it recorded. The Board confirmed that nothing had changed on the map and once satisfied the Chair and Secretary resigned the map.

The meeting was adjourned at 7:33 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk