

Town of Campton  
Planning Board Regular Meeting Minutes  
March 16<sup>th</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, Mike Garrepy, Mike Hering, Barbara Mullen, and Kelly Wieser

The Planning Board opened the meeting at 6:36 PM.

The first item on the agenda was the minutes of the February 9<sup>th</sup>, 2021 regular meeting. A motion was made by Greg Jencks, seconded by Chris Kelly to approve the minutes. The motion passed unanimously.

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

The first item under new business was a review of a conceptual development proposal off of Winterbrook Road. Mike Garrepy was presenting for the group and brought some maps for the Planning Board to look at. Mr. Garrepy was very adamant that this is very preliminary and that this is just to get a bearing on what is possible with this property. The applicants generally discussed the proposed location for entrances/exits to the development. These locations would be off of Streamside Drive and Reservoir Road. The development thought to be better in at least two phases. The first being at the lower portion of the property and was showed with the maps that were brought. The second portion was higher up on the hill and would be larger, more sparsely located lots. There was discussion of the number of cluster lots that are permitted by zoning and that this issue would need to be revisited later. Mike Hering was at the meeting representing his committee positions with Waterville Estates. He asked the developers some questions about their proposal as well as inviting them to meet with Waterville Estates to discuss a possible inclusion into the Estates. Mr. Garrepy showed on the maps where the untouched land would be located. He indicated that there would be access to it for as many lots as possible and may design a parking area to access the trail systems. Mr. Garrepy thanked the Board for their time and said he would be in contact with the Clerk if they needed to get on the agenda for future meetings.

The final item under new business was the approved building permits. The Clerk generally described the permits that were issued and went into a bit more detail on one permit in particular. The Clerk described the process that was being undertaken by Jeff Andrews to build his storage units and satisfy the conditions of his site plan review.

Barbara Mullen and Kelly Wieser came in at the end of the meeting and meant to be attending during the presentation about the development off Winterbrook Road. They asked the Board several questions about the presentation, primarily focusing on the roadways that were

proposed. There were also some issues that were brought up relating the one lot that is in the Page Hill subdivision that will be part of the sale. The Board informed the citizens that the presentation was very preliminary and that nothing was voted on regarding that project.

A motion to adjourn by Chris Kelly, seconded by Greg Jencks. The meeting was adjourned at 7:29 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk