

Town of Campton  
Planning Board Work Session Minutes  
June 1<sup>st</sup> 2021

**Board Attendees:** Stuart Pitts, Chair, Tim Scanlon, Chris Kelly, Floyd Wilkie, Bill Cheney, Ex-officio, Jay Pafundi, Alternate and Jack Letvinchuk, Alternate

**Public Attendees:** Curtis Martel, Donna Martel, John March, Paul De Ronde, Chris De Ronde, Sherrill Howard, and Sam Miller

The Planning Board opened the meeting at 6:32 PM.

The first item on the agenda was a subdivision for Curtis Martel off of Brayman Road. Mr. Martel was represented by John March, who was present at this meeting. Mr. March told the Board that he had submitted the paperwork for a subdivision and it was confirmed by the Clerk that a subdivision application was approved by the State. The Board reacquainted themselves with the property that was being subdivided as Mr. Martel had not been in since November 10, 2020. The Board reviewed the maps that were provided by Mr. March. The Board expressed one concern with Lot 2 sharing the emergency turnaround with a driveway. The Board indicated that this issue could be resolved when a driveway permit is submitted. The Board reviewed the remaining documents in the application and indicated that the application seemed to be in order. Mr. Martel thanked the Board and said that he would be attending next week's regular meeting for the vote.

The second item on the agenda was a subdivision for Chris De Ronde off Beech Hill Road. The Board asked for a description of the project. Paul De Ronde told the Board that they were looking to subdivide 1.85 acres off of the 52-acre parcel so that a new house could be built. The Board reviewed the map for the proposed subdivision. The Board asked that the road frontage is totaled up so that it is quicker to tell the exact road frontage. The Board discussed the possibility of having the entire 52-acre parcel displayed on the map. Mr. De Ronde asked if that was entirely necessary for one small subdivision. The Board decided that it was unnecessary for a subdivision of this size. The Clerk informed the De Ronde's that they need a letter of intent so that a mailer can be sent out to their abutters. They told the Clerk that they would have something written up and brought into the office soon. The applicants thanked the Board for their time.

The third item on the agenda was correspondence. The Clerk handed out an email from the town attorney addressing unfinished subdivision roads. The Clerk indicated that the Board should read the email and that there were a few questions that had come up while reading the email that the office is waiting on. The Clerk suggested that the Board be more forceful in creating conditions that will ensure that subdivision roads will be built to completion. The Board said that they would review the email. The Clerk also suggested considering appointing a Vice-Chair rather than a Secretary. The Clerk indicated this would create a more direct line of succession if the Chair was not present and the Secretary had no role normally associated with a Secretary.

The last item on the agenda was privilege of the floor. The Board addressed the two individuals in the audience, Sherrill Howard and Sam Miller. They both indicated that they were appointed to the Planning Board as alternates and that they were there to observe until they are officially sworn in. The other individual was John March, who stayed to talk to the Board about some projects he was working on for Luther Haartz. Mr. March started by showing an additional lot on Pattee Mountain Road. The Board reviewed the map that was brought by Mr. March. They asked about showing the total road frontage on the map. They also asked about the build up to the road. Mr. March indicated that he had already submitted the paperwork to the State of New Hampshire for the subdivision approval. The Clerk told the Board he had not received the full approval for subdivision of this property yet. The second topic that was brought up by Mr. March was another subdivision, but this one was off of Stickney Hill Road. The Board looked at the map and discussed the terrain in this area. They talked about the new road that would be created and the maintenance of it. They also talked about the moving of acreage from one lot to another one. The Board indicated that they would want these to be done with separate applications, but could be reviewed in the same meeting. Mr. March thanked the Board for their time.

The Work Session was adjourned at 7:43 pm

Respectfully submitted,

Corey Davenport  
Planning & Zoning Coordinator