

Town of Campton
Planning Board Regular Meeting Minutes
June 8th 2021

Board Attendees: Stuart Pitts, Chair, Chris Kelly, Jack Letvinchuk, Floyd Wilkie, Sherrill Howard, Alternate, and Sam Miller, Alternate

Public Attendees: Curtis Martel, Donna Martel, John March, & Kevin French

The Planning Board opened the meeting at 6:37 PM.

The first item on the agenda was appointments to the Planning Board. The Board was given a list of all appointed and reappointed members of the Board along with the alternates. The Board decided to wait for all five members to be present in order to vote for board positions.

The second item on the agenda was the minutes of the May 11th, 2021 regular meeting. The Chair indicated there was a misspelling in the minutes that needed to be corrected. A motion was made by Chris Kelly, seconded by Floyd Wilkie to approve the minutes as amended. The motion passed unanimously.

The next item on the agenda was the minutes of the June 1st, 2021 work session. A correction was made with the spelling of one of the attendees. A motion was made by Chris Kelly, seconded by Floyd Wilkie to approve the minutes as amended. The motion passed unanimously.

The first item under new business was a subdivision for Curtis Martel off of Brayman Road. The Martel's were represented by John March, who provided the required copies of the map as well as the mylar. The Board was familiar with this subdivision as Mr. Martel had been in front of the Board several times. The Board checked the subdivision maps for any changes and to make sure all of the requirements were present. The Board discussed the need for the emergency turn around to be inspected and approved before a building permit would be issued. The Board explained to the applicant that the turn around would need to be approved by the Select Board or their designee. The Board directed the Planning & Zoning Coordinator to include this directive in the approval letter. A motion was made to approve subdivision by Chris Kelly, seconded by Floyd Wilkie. The motion passed unanimously.

The next item on the agenda was privilege of the floor. Kevin French was present at the meeting to present a map showing the proposed expansion plans for Branch Brook Campground. It was determined that the proposed sites were over 250 feet away from the river's edge and the disturbed area is less than the 100,000 square feet that triggers an alteration of terrain permit. This proposal would add 36 new site which would all have hook ups for water, sewer, and electric. The Board told Mr. French that they would need to file a site plan review when the State paperwork was finished.

The final item on the agenda was correspondence. The Planning & Zoning Coordinator talked to the Board about setting up a meeting with the Select Board. The Select Board expressed interest in talking about the email with the Town Attorney, which outlines paper roads. The

Planning Board told the Planning & Zoning Coordinator to find a suitable time and let the Board know. The Planning & Zoning Coordinator also talked to the Board about dates for the Work Session in July as the Select Board would be meeting on Tuesday the 6th. The Planning Board directed the Planning & Zoning Coordinator to reach out and see if the Community room could be split with the Conservation Commission, who also had a meeting that night. The Work Session was moved to Wednesday July 7th at 6:30 pm. The Board asked the Planning & Zoning Coordinator about how long Zoom meetings would be continued. He told the Board that no policy had been handed down by the Select Board, but there was no indication that Zoom meetings would stop. A motion was made by Stuart Pitts to stop the Zoom meeting option, seconded by Floyd Wilkie. The Board discussed this topic for several minutes, but decided to table it until a full board was present to vote on this issue. The Planning & Zoning Coordinator brought up the Dam Brew House and their outside seating, but the Planning Board indicated that the issues at that property should be addressed by the Select Board. Finally, the Planning & Zoning Coordinator presented a printout indicating Mr. Kelly had fulfilled the conditions of his lot line adjustment. The Planning Board agreed and signed the paper maps and mylar for recording.

A motion to adjourn by Jack Letvinchuk, seconded by Floyd Wilkie. The meeting was adjourned at 7:53 pm

Respectfully submitted,

Corey Davenport

Planning & Zoning Coordinator