

Town of Campton
Planning Board Regular Meeting Minutes
July 13th 2021

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

Public Attendees: Chris De Ronde, Paul De Ronde, Jake Tuck, & Alan Barnard

The Planning Board opened the meeting at 6:35 PM.

The first item on the agenda was appointments to the Planning Board. Chris Kelly nominated Jack Letvinchuk for chairman, seconded by Floyd Wilkie. Jack Letvinchuk accepted the nomination and the Board voted unanimously in favor. Chris Kelly then nominated Stuart Pitts as Vice Chair, seconded by Tim Scanlon. Stuart Pitts accepted the nomination and the Board voted unanimously in favor.

The second item on the agenda was the minutes of the June 8th, 2021 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 July 6th, 2021 work session. A correction was offered to remove preliminary from the minutes regarding the agenda item. This change was also to clarify that nothing was submitted and the Board was under no time constants to act on any. 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 Chris De Ronde on Beech Hill Road. The Board reviewed the maps that were presented. The Board reviewed the lot size and road frontage. There was a question about a stray dot and was determined that it was not pin, but a reference point. The Board reviewed the application and determined that all the State approvals were in order. A motion was made to approve subdivision by Stuart Pitts, seconded by Floyd Wilkie. The motion passed unanimously.

The second item under new business was a Voluntary Merger off of Reservoir Road. The Board reviewed the tax map of the properties. The Planning & Zoning Coordinator told the Board that the applicant attested to there being no mortgage on the property and filled out the property location on the form. The Board had no further questions. A motion was made to approve the voluntary merger by Stuart Pitts, seconded by Chris Kelly. The motion passed unanimously.

The third and final item under new business was a conceptual review of a lot line adjustment for Bruce Burt. Alan Barnard was at the meeting representing Mr. Burt. Mr. Barnard showed the Planning Board two maps. The first map showed the current lot lines and the proposed adjustments. The second map was an imagery map that showed the terrain in that area so the Board could see the wetland areas. Mr. Barnard told the Board that Mr. Burt was going to sell a large chunk of his 237 acres to some neighboring lots. The recipients (Paul Stutzman and

40 Green Acre Woodlands) would each receive a portion of the total land removed. Mr. Barnard
41 told the Board that Green Acre's intention was to keep the land undeveloped and to log the area.
42 There was discussion of creating a conservation easement for their land off Bog and that this
43 chunk from Mr. Burt would be included. With access for logging in mind, Green Acres would
44 be looking to have a 30' right of way off of Susie Driscole Road so that they can easily access
45 the land they intend to purchase without having to cross the bog. The Board indicated that if this
46 is being proposed that it would need to be shown on the map. Mr. Barnard indicated that the plan
47 was to get this subdivision on the next regular meeting agenda. He thanked the Board for their
48 time.

49 The next item on the agenda was correspondence. The Planning & Zoning Coordinator
50 talked to the Board about setting up a meeting with the Select Board. He informed the Board that
51 the Select Board offered a meeting time of 3:30 on Monday August 2nd. The Board asked to be
52 given materials ahead of time so that they are prepared for the meeting. The second piece of
53 correspondence was from Horizon Engineering asking to be put on the next work session so that
54 they can discuss the changes in the site plan for Rising Ridge Road Subdivision.

55 The next item on the agenda was privilege of the floor. A previous motion was tabled for
56 the full Board's attention. Stuart Pitts had previously made a motion to stop steaming Planning
57 Board meetings via Zoom, immediately. The motion was seconded at the last meeting by Floyd
58 Wilkie. The Board discussed this motion for some time talking about all the options. A vote of 4
59 in favor and 1 opposed to the motion. The motion passed. The Board then continued discussions
60 to try and craft a Zoom policy that would work best. After more discussion, a motion was made
61 to allow a Zoom meeting by request for viewership only and require that all applicants before the
62 Board must be present at the meeting. The motion was made by Jack Letvinchuk, seconded by
63 Tim Scanlon. The motion passed unanimously.

64 A motion to adjourn by Stuart Pitts, seconded by Tim Scanlon. The meeting was
65 adjourned at 7:56 pm

66

67 Respectfully submitted,

68

69 Corey Davenport

70 Planning & Zoning Coordinator