

Town of Campton
Planning Board Work Session Minutes
August 3rd 2021

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

Public Attendees: Michael Wilson, Douglas Staruk, Patricia Staruk, Jake Tuck, John Warzochn, Jeff St Lawrence, and Mike Garrepy

The Planning Board opened the meeting at 6:30 pm.

The first item on the agenda was an update for Ridge Run subdivision by Horizons Engineering. Mr. Warzochn was at the meeting representing Horizons Engineering. Mr. Warzochn talked about the previous water agreements and the lack of pressure in the lines. The lack of pressure caused Owls Nest to rethink its proposal for fire suppression. The new plan presented was the same except for adding a cistern and updating the stormwater run-off infrastructure. Mr. Warzochn also informed the Board that the Owls Nest was planning on replacing the mainline up the hill to help fix the water pressure issues that residents were experiencing in that area. The Board looked at the plans presented and had a few requests. First, the Board asked to show the distances on the turn arounds to identify the widths quickly. The next item for a road maintenance agreement was apparent which parties would be responsible for the roads. Finally, the Board asked that the Fire Chief be looped into the process. The Board wants a letter approving of the cistern and addressing the infrastructure regarding its ability to accommodate fire apparatus. The Board asked that this updated plan be noticed and accepted just like a new plan. The applicant thanked the Board and told the Planning & Zoning Coordinator he would be in touch.

The second item on the agenda was a conceptual review of a lot line adjustment on Glade Circle. This conceptual review was presented by Douglas Staruk and Michael Wilson. Mr. Wilson told the Board that he was there representing Kenneth and Darcie Kirkland. The applicants introduced themselves to the Board and gave some of their background to this project. The Applicants told the Board they had not yet gotten a surveyor because they wanted to clear up some questions before starting the project. The neighbors (the Staruks and Kirklands) were looking to exchange land. The Staruks want to build a house but have setback issues. The Kirklands wish to build a home in a specific location, but their driveway would be lengthy from Ellsworth Hill Road. Instead, the Kirlands want to exchange land with the Staruks to have driveway access from Glade Circle. There is a buffer parcel that has some ownership questions. Mr. Wilson thinks he has found the owner, and he mentioned that the Kirklands might try and purchase that land from the owner to increase their road frontage on Glade Circle. The Board reviewed the applicants' hand-drawn map and told them that they needed to try and rearrange the shape of land being exchanged. The Board informed the applicants that the Board is tasked with creating regular-shaped lots, and the proposal they brought was a little too irregular. The Applicants said they would take the Planning Board's feedback and get a surveyor to draw an actual conceptual map.

43 The next item on the agenda was some general questions about subdivision and zoning
44 regulations. Mr. Wilson, again representing the Kirklands, informed the Board that the Kirklands
45 were interested in trying to subdivide their 10-acre parcel. They wanted to use the extra road
46 frontage they are trying to acquire from the Staruks and help subdivide the property into a 3-acre
47 and 7-acre lot. Mr. Wilson wanted to know if the Board had any issues that they saw for a
48 subdivision like this. The Board mentioned that the Forest Conservation Zone had a stipulation
49 limiting lots to have their depth no more than three times the road frontage unless the road
50 frontage is 350' or more. The Board indicated the section of the Zoning Ordinance that refers to
51 this limitation. Mr. Wilson thanked the Board and told them he would look into this stipulation
52 more.

53 The next item on the agenda was a consultation for Silver Sticks Development, LLC.
54 Mike Garrepy and Jeff St Lawrence were representing the Silver Sticks development group. The
55 Applicants showed the Board a new map which showed the upper portions of their land off
56 Abnaki Road. The Applicants are looking to subdivide the land to make a lot with the house and
57 accompanying land. The biggest issue that the Board found was the lack of road frontage. The
58 Board pointed out that the shape of the lot cut off the road frontage for the original lot, which has
59 road frontage off of Winterbrook road. The Applicants went through their options as to how to
60 meet the requirements needed for a buildable lot. They offered a few suggestions that included
61 merging or eliminating some cluster lots off of Abnaki Road. This would allow them to bring the
62 road up to the proposed lot. Another option was to reshape the lot to keep at least 200' off
63 Winterbrook Road or Reservoir Road. The Applicants also suggested utilizing Open Space
64 Development, which has slightly different frontage requirements. These options were all
65 discussed, the Applicants thanked the Board for their time and said they would be back with a
66 surveyed plan once they decided the right direction.

67 The next item on the agenda was a review of the Zoning Compliance Applications. The
68 Board reviewed the list of permits issued and did not have any questions.

69 The next item on the agenda was Correspondence. The Planning & Zoning Coordinator
70 informed the Board that an individual wanted to turn a business into an Accessory Dwelling
71 Unit. The Board and the Planning & Zoning Coordinator discussed the State regulations as well
72 as local regulations. The Board indicated that they would like to ask the applicant to increase the
73 size of the building. The Planning & Zoning Coordinator told the Board that the applicant would
74 need to come before them anyway as the use of the build would be changing.

75 There was a motion from Chris Kelly to go into a Non-Public Session based on RSA 91-
76 A:3C, seconded by Stuart Pitts. The motion passed unanimously, and the Board went into Non-
77 Public at 8:06 pm.

78 The Planning Board came out of Non-Public Session at 8:20 pm. There was a motion to
79 seal the Non-Public minutes by Floyd Wilkie, seconded by Chris Kelly. The motion passed
80 unanimously.

81 The Work Session was adjourned at 8:24 pm

82
83 Respectfully submitted,

84

85 Corey Davenport

86 Planning & Zoning Coordinator