

Town of Campton  
Planning Board Work Session Minutes  
September 7<sup>th</sup>, 2021

**Board Attendees:** Jack Letvinchuk, Chair, Stuart Pitts, Vice-Chair, Chris Kelly, Tim Scanlon, Bill Cheney, Ex-Officio, Sherrill Howard, Alternate and Sam Miller, Alternate

**Public Attendees:** Luther Haartz, Randy Schroeder, Chrisoula Markush, & Alan Barnard

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

The first item on the agenda was an Accessory Dwelling Unit (ADU) conceptual review for Randy Schroeder. Mr. Schroeder gave some background on himself and his plans for this property. He indicated to the Board that he wanted to make an ADU out of the old showroom and rent it out as a short-term rental. The central question with this proposal was the dispute over the square footage needed for an ADU. The Board indicated they were under the impression that the State had set a minimum at 750 square feet. The Planning & Zoning Coordinator discussed with the Board that the State law required that towns do not limit the maximum for ADUs under 750 square feet. The Board asked that the Planning & Zoning Coordinator find some more materials to research this further. The Applicant thanked the Board and said he looked forward to hearing what they find out.

The second item on the agenda was a subdivision conceptual review for Bruce Burt. Mr. Burt was not present, but his surveyor and representative, Alan Barnard, was. Mr. Barnard. The Board took a look at the maps that were brought in. They checked the acreages of the lots, the setbacks shown on the lots, and the frontage for each lot. They confirmed that Susie Driscoll Road was a town road. Mr. Barnard also told the Board that he showed a one-acre section for each lot suitable for building. He said those locations were not set in stone and that they were more to show that each lot has viable land to build on. The Board confirmed that the size of the lots meant that there was no need for State subdivision approval. Mr. Barnard thanked the Board and told them he would see them next meeting for the public hearing.

The next item on the agenda was an in-home business inquiry from Chrisoula Markush. Ms. Markush told the Board that she wanted to start an online retail business for hotels, motels, and short-term rentals. She would be purchasing products from other retailers and packaging them at her house. She would then ship or deliver the packages that she made to her customers. The Board asked if she was going to have any employees working for her. The Applicant told the Board that she would be by herself unless she grew enough that an employee was needed. The Board told her that she would need to come back if she needed any additional employees and that in-home businesses don't usually have other employees. The Board asked where the location of the business would be. The Applicant told the Board it would be based in Waterville Estates. The Board recommended that the Applicant checks with the covenants in that area to ensure the business was allowed. The Applicant thanked the Board for their time.

The next item on the agenda was a subdivision conceptual review for Luther Haartz off Pattee Mountain Road. The Board looked at the map that was provided. They checked the

42 acreage and road frontage to make sure the lot was buildable. The Board asked about the road  
43 maintenance agreement on Pattee Mountain Road and was assured that the new lot was included  
44 on it. The Chair asked if anyone had any additional questions or concerns. The Planning &  
45 Zoning Coordinator told the Board he had one problem with this subdivision map. There was a  
46 discrepancy between the Pattee Mountain Subdivision Map and the Stickney Road Subdivision  
47 Map. The acreage remaining in the parent parcel was not the same as the other subdivision. The  
48 Coordinator mentioned that it might be confusing if there is a dispute about that parcel. The  
49 Board agreed and asked to have that acreage corrected.

50 The next item on the agenda was a subdivision conceptual review for Luther Haartz off  
51 Stickney Road. The Board looked at the map and had a few questions. The Board asked about  
52 the status of the State subdivision application. The Planning & Zoning Coordinator informed the  
53 Board he was unaware of the application being submitted. The Board also inquired about the  
54 number of acres that the new road would take up. The Board and the Coordinator also discussed  
55 the acreage and map and lot on the neighboring lot and how they were inconsistent with the other  
56 subdivision on Pattee Mountain Road. The Planning & Zoning Coordinator also expressed  
57 concern that the remaining acres from the parent lot were not present on the subdivision map.  
58 The final issue that the Board saw was the size of the cul-de-sac compared to the length. The  
59 Board thought that there was a larger radius needed for roads longer than 500 feet. The Planning  
60 & Zoning Coordinator said he would look through the regulations and determine what might  
61 need to change. The Board listed all the issues and changes required. Mr. Haartz indicated he  
62 would come into the office in the morning to review the list.

63 The next item on the agenda was a review of the Zoning Compliance Applications. The  
64 Board reviewed the list of permits issued and questioned a renovation. The Planning & Zoning  
65 Coordinator talked about the need for a permit for any additional added square footage.

66 The next item on the agenda was correspondence. The Planning & Zoning Coordinator  
67 brought up a couple of citizens who are building shops and are looking to make and sell goods.  
68 The question to the Board was if they needed a site plan review. The Board asked to bring in the  
69 individuals as these can be a case by case basis. The Coordinator said he would try and bring  
70 them in for the regular meeting. The other piece of correspondence was a call from Horizon  
71 Engineering. They thought that they were going to be presenting their updated plan. They wanted  
72 to know from the Board what they needed to do to move forward with the subdivision. The  
73 Board said they were looking for a new subdivision application as the fire suppression and  
74 circumstances had changed.

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76 The Work Session was adjourned at 8:17 pm

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78 Respectfully submitted,

79

80 Corey Davenport

81 Planning & Zoning Coordinator