

Town of Campton
Planning Board Regular Meeting Minutes
September 14th, 2021

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

Public Attendees: Alan Barnard, Bruce Burt, Kevin Mortenson, Luther Haartz, John March, Jake Tuck, Gale Johnk, Jim Johnk, Spencer Dauer, Jamie Dauer, & Melanie Briggs

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

The first item on the agenda was the minutes of the August 10th, 2021 regular meeting. A motion was made by Chris Kelly, seconded by Stuart Pitts to approve the minutes. The motion passed unanimously.

The next item on the agenda was the minutes of the September 7th, 2021 work session. A motion was made by Chris Kelly, seconded by Stuart Pitts to approve the minutes. The motion passed unanimously.

The first item under new business was a subdivision for Bruce Burt off Susie Driscoll Road and Windmill Road. The Planning Board reviewed the map that was presented. Alan Barnard was there representing Bruce Burt. Mr. Barnard indicated the few changes made to the map, mainly relating to creating map and lot numbers. The Board was happy with the map and asked for any public comment. Gale & Jim Johnk were present and were wondering what the plans were for the new lots. Mr. Burt indicated that these lots needed to be created due to a court order while going through a divorce. Mr. Burt said that two of the 15 acre lots were going to his children. He indicated both already had houses and that he was unsure of their plans for the land. Mr. Burt said the remaining land would be used for him to build a retirement home. The Johnks also asked about the snowmobile trails. Mr. Burt assured them that the trail system would not be affected. A motion was made to approve the subdivision by Floyd Wilkie, seconded by Stuart Pitts. The motion passed unanimously.

The second item under new business was a subdivision for Luther Haartz off Pattee Mountain Road. Luther Haartz was being represented by John March. Mr. March presented the new maps to the Board. The Board checked to make sure that there were corrections made to the acreage of the parent parcel. The Board reviewed the total road frontage and acreage to ensure that the lot was conforming to the zoning ordinance. The Board finally asked about the road maintenance agreement. The Applicant said it was referenced on the plan and would be in the deed when the parcel was sold. A motion was made to approve the subdivision by Tim Scanlon, seconded by Chris Kelly. The Board voted unanimously in favor.

The third item under new business was a subdivision for Luther Haartz off Stickney Road. Luther Haartz was being represented by John March for this subdivision as well. Mr. March presented the updated maps to the Board. Mr. March indicated that they were still waiting on State subdivision approval and that he was asking the Board to accept the application at this

40 point. The Board reviewed the several issues that were found on the older version of the map.
41 One of the Board members pointed out that an abutter was not correct on the map and that they
42 wanted to make sure that was corrected. There was a discussion if fire standards needed to be
43 followed as there would be five lots when counting the parent lot. The Board thought this might
44 trigger the need for fire suppression requirements to be placed on this subdivision. Stuart Pitts
45 made a motion to accept the application, seconded by Chris Kelly. The Board voted unanimously
46 in favor. The Board indicated they would revisit the application and map at the next meeting.

47 The fourth item under new business was a Voluntary Merger off of Round Top Road.
48 The Board reviewed the tax map of the properties. The Planning & Zoning Coordinator told the
49 Board that the Applicant attested that there was no mortgage on the property and filled out the
50 property location on the form. The Board had no further questions. A motion was made to
51 approve the voluntary merger by Floyd Wilkie, seconded by Tim Scanlon. The motion passed
52 unanimously.

53 The fifth and final item under new business was a business inquiry from Kevin
54 Mortenson. He told the Board that he had previously asked about starting an in-home business
55 and never followed through. He wanted to ask the Board if he needed to do anything to start
56 working from his property. The Board discussed the rules for an in-home business. The Board
57 requested that he fill out an application and go through the site plan review process.

58 The next item on the agenda was privilege of the floor. The Code Enforcement Officer
59 asked that Jake Tuck come into the meeting and discuss his property with the Board. Mr. Tuck
60 presented the Board with a letter that detailed some concerns he had anticipated. The primary
61 concern was the RV in his dooryard with a person living in it. Mr. Tuck told the Board that the
62 individual was a homeless veteran and that he would be moving to Florida. The Board was
63 receptive to the terms stated in the letter that the RV and inhabitant would be off the property no
64 later than October 14th.

65 The only item under old business was the impact fees discussion. The Board had
66 reviewed the samples provided by the Planning & Zoning Coordinator. The Board discussed
67 some of the pros and cons of each sample and generally preferred the Sanbornton impact fee
68 sample. The Coordinator told the Board he would have a draft ordinance based on the
69 Sanbornton model at the next work session. The Board also asked the Coordinator to reach out to
70 various department heads and see if they would be interested in coming to the next meeting to
71 participate in the impact fee discussion.

72 The next item on the agenda was correspondence. The only item before the Board was a
73 continuance of the Accessory Dwelling Unit (ADU) conversation from the previous meeting.
74 The Board discussed this topic thoroughly and included every member's opinion on the subject.
75 The Planning & Zoning Coordinator asked the Board for a response to Randy Schroeder
76 regarding his ADU application. The Board agreed to inform Mr. Schroeder that due to the
77 Board's consistent message of a set minimum, the Board would stick with their previous
78 decision that the ADU should be a minimum of 750 square feet. The Board agreed that it should
79 codify this decision in the Zoning Ordinance and decided to discuss it further at a later date.

80 A motion to adjourn by Tim Scanlon, seconded by Chris Kelly. The meeting was
81 adjourned at 8:10 pm

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83 Respectfully submitted,

84

85 Corey Davenport

86 Planning & Zoning Coordinator