

Town of Campton  
Planning Board Regular Meeting Minutes  
November 9, 2021

Board Attendees: Jack Letvinchuk, Chair, Chris Kelly, Tim Scanlon, Stuart Pitts, Vice-Chair, Bill Cheney, Ex-Officio, Sherrill Howard, Alternate, Sam Miller, Alternate. Jade Hartsgrove, Administrative Assistant, and Corey Davenport, Planning and Zoning Coordinator.

Public Attendees: Doug & Patricia Staruk, John Fagas, Diane & Thomas Caruso, Julia Miller, and Michael Wilson.

The Planning Board opened the meeting at 6:32 p.m.

**Approval of Minutes:** Tim Scanlon made a motion to accept the minutes from October 12, 2021, Bill Cheney seconded, the Board voted all in favor. Chris Kelly made a motion to accept the minutes from November 2, 2021, Tim Scanlon seconded, the Board voted all in favor.

**New Business**

**Kirkland & Staruk Lot line adjustment:** Michael Wilson presented the Board with the final map. The Board discussed a small piece of land. The developer owned it, and whoever purchased the development owns it now. Corey explained that it was not in the system. Discussion ensued. Tim Scanlon made a motion to accept the lot line adjustment, Stuart seconded the motion, and the Board voted unanimously. After the Board voted, they signed the maps.

**Regii Voluntary Merger:** The Regii's were not present. This merger is on Durgin Circle in the Estates. The Board was reluctant to approve this without speaking to the landowners. The Board wanted to inform them that they may not be able to re-subdivide after the merger of these lots. After discussion, Chris Kelly made a motion to continue the Regii merger until they could get in touch with them, Tim Scanlon seconded the motion, and the Board voted all in favor.

**Fallon Voluntary Merger:** The Fallon's were not present. Corey explained to the Board the intent behind the merger. Some of the Board members thought the merger was creating an odd-shaped lot. After discussion, the Board wants to review the subdivision map to get a more precise opinion on the merger. Stuart Pitts motioned to continue this merger, Chris Kelly seconded, and the Board voted unanimously.

**Old Business**

**Luther Haartz Subdivision:** Jack read aloud a letter submitted by Luther Haartz's agent, asking to extend the deadline for sixty days. In sixty days, the Board will have to re-review and make a decision. There was a discussion on the application being withdrawn. Corey stated that if you withdraw the application, then the subdivision does not have to change significantly. Discussion ensued. Chris Kelly made a motion to approve the sixty-day extension, and Stuart Pitts seconded the motion, and the Board voted all in favor.

**ADU Amendment:** Corey presented the Board with two separate amendments. One is for an attached ADU, and one is for a detached ADU. Corey read them aloud. The amendments are to add a minimum size of the attached and detached ADU. The Board revised to add the word "minimum" in the

amendments. The public hearing will be held on December 14, 2021, when the Board will make its formal decision.

Chris Kelly motioned to adjourn the meeting, and Tim Scanlon seconded. The meeting adjourned at 7:06 p.m.

Respectfully Submitted,

Jade Hartsgrove  
Administrative Assistant