

Town of Campton  
Planning Board Minutes  
January 4, 2022

**Board Attendees:** Jack Letvinchuk, Chair, Floyd Wilkie, Chris Kelly, Tim Scanlon, Bill Cheney, Ex-Officio, and Sherrill Howard, Alternate. Jade Hartsgrove, Administrative Assistant, and Corey Davenport, Town Administrator.

**Public Attendees:** Bill Dauer, Spencer Dauer, John March, and Jake Tuck.

**Call to Order:** The Planning Board opened the meeting at 6:30 p.m.

**Old Business**

**Luther Haartz BLA & Subdivision:** John March, agent for Luther Haartz, presented maps to the Board that reflected the lot line adjustment. The maps also included the subdivision that has not been approved. The Board asked John if he could do the map without the subdivision as it does not exist yet. After discussion, Chris Kelly made a motion to conditionally approve lots A & B to be merged into map and lot 15/15/4 with the removal of the subdivision shown on the map, Floyd Wilkie seconded the motion, and the Board voted all in favor of the conditional approval. John March will correct the maps and bring them and a mylar into the office to be signed. Bill Dauer stated that he and his son, Spencer, are purchasing this property, and it is being held up by probate. The Board will sign the maps at the next meeting.

**Fallon Voluntary Merger:** The Board discussed their concerns about approving the merger. Bill Cheney made a motion to deny the voluntary merger. Chris Kelly seconded the motion with a roll call vote: Stuart Pitts-aye, Chris Kelly- aye, Tim Scanlon-aye, Bill Cheney-aye, Floyd Wilkie-abstained, the motion carried. Jade will write a decision letter to send to the Fallons.

**Fagas Voluntary Merger:** Withdrew his application.

**New Business**

**Owls Nest Parking:** John Warzocha from Horizon Engineering reached out and wanted to have a discussion about a parking lot off Owl Street. He did not show up to the meeting.

**Mohsen Kurd:** Jade informed the Board that Mohsen Kurd came into the office inquiring about adding rental units to his property and that he had a few things he was interested in doing to his property. He currently has four units in his building. The Board explained he is welcome to come before the Board to discuss what he would like to do. Jade will reach out and invite him in.

**Zoning Compliance Applications:** There were only two approved zoning compliance applications for the Board to review.

**Correspondence**

**Citizen Concern Discussion:** The Board wanted to address the individual that had a couple of complaints about his property. The Board invited him in. Before the discussion started, the individual asked who the complainants were. Jade and Corey stated that they asked to remain anonymous. The Board said they have no anonymity clause and asked to for their names. The Board noted to the individual that he was

approved for an in-home business with no employees and must remain a residential look. He said he was looking at purchasing land in Thornton to move his stuff there. The Board expressed they were happy that his business is doing well, but he is beyond what he was approved for and to work on it.

**DES Violations:** At the last meeting, the Board asked Jade to reach out to DES about the property in question. DES wrote back stating that they currently have an open case with the property owners for a violation from 2020 and forwarded the letter that DES sent to them. DES explained the regional inspector has since left the department, and it will be a bit before they can address this in detail, but it is on their radar.

**March Meeting:** Jade informed the Board that the regular meeting for March falls on voting day and asked if they would like to hold it on a different day that week or move it. The Board stated when this happens historically, they have kept it the week after.

**Impact Fee Ordinance:** At the last meeting, the Board wanted the Selectmen to review the impact fee ordinance. Corey presented it to the Selectmen meeting, and they have asked to have a Planning Board member at the next Selectmen's meeting if there are any questions; Stuart said he would go as Vice-Chair.

Floyd Wilkie made a motion to adjourn the meeting, Chris Kelly seconded, the Board voted all in favor. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Jade Hartsgrove  
Administrative Assistant