

Town of Campton
Planning Board Work Session Minutes
December 14, 2021

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

Public Attendees: Bill Regii and Dan Bergeron

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

Approval of the Minutes: Chris Kelly made a motion to accept the minutes from November 9, 2021, and Bill Cheney seconded the motion; the Board voted all in favor.

Chris Kelly made a motion to accept the minutes from December 7, 2021, and Tim seconded the motion; the Board voted all in favor.

Public Hearing

Bill Cheney motioned to open the Public Hearing for accessory dwelling both attached, detached size, and for impact fees. Chris Kelly seconded the motion, and the Board voted all in favor to open the public hearing.

ADU size Updates: Article one's purpose is to see if the Town will vote to adopt the amendment by adding a minimum size of 380 sqft and not to exceed 900 sqft to an attached accessory dwelling unit.

Chris Kelly motioned to accept article one as written, Bill Cheney seconded the motion, and the Board voted all in favor.

Article two's purpose is to see if the Town will vote to adopt the amendment by adding a minimum size of 600 sqft and not exceeding 900 sqft to a detached accessory dwelling unit.

Chris Kelly motioned to accept article one as written, Bill Cheney seconded the motion, and the Board voted all in favor.

Impact Fee Ordinance: The Board asked Corey if the Selectmen had a chance to look over the proposed ordinance. The Selectmen hadn't had the opportunity to look at it yet. Chris Kelly motioned to table the impact fee ordinance until the Selectmen can look at it. Bill Cheney seconded the motion, and the motion carried.

Chris Kelly motioned to close the public hearing, and Bill Cheney seconded, the Board voted all in favor.

New Business

Regii Voluntary Merger: The Board went over the Regii merger off Durgin Circle. Initially, the Board had concerns that if the owners wanted to unmerge the lots, they might not be able to. Corey assured the Board that he talked with the owners and did not intend to unmerge them. Bill Regii was present, and he did inform the Board he bought the extra lot for privacy and will keep the lot merged. Chris Kelly made a motion to approve the Regii voluntary merger on Durgin Circle, Tim Scanlon seconded the motion, and the Board voted all in favor. The Chair and acting Vice-Chair signed the merger.

Fallon Voluntary Merger: The Board is concerned about the Fallon merger due to the unique nature of the lot. The Board reviewed the maps and discussed their concerns. The Board would like to notice the abutter and get a letter stating they would be ok with the merger. The reason is that when this original subdivision, the abutter lost road frontage. Historically when a private road is discontinued, it gets split in half between the abutters, and this is not the case. The Board would like the neighbor to be made aware and accepted before approving the Fallon merger.

Young Voluntary Merger: The Youngs would like to merge their three lots without intent on unmerging them. Chris Kelly made a motion to approve the Young voluntary merger on Bell Valley Rd / David Thompson Dr. The Board had no concerns. Tim Scanlon seconded the motion, and the Board voted all in favor. The Chair and acting Vice-Chair signed the merger.

Denton Voluntary Merger: Jason Denton would like to merge his lots together without intent on unmerging. The Board had no concerns. Chris Kelly made a motion to approve the Young voluntary merger on Bell Valley Rd / David Thompson Dr, Tim Scanlon seconded the motion, and the Board voted all in favor. The Chair and acting Vice-Chair signed the merger.

Old Business

Luther Haartz BLA & Subdivision: John March, agent for Luther Haartz, stated he would like to get the subdivision number on the map. He couldn't make it to the meeting but will get the maps together for the next meeting. Corey informed the Board that if it doesn't happen for the next meeting, the Board will likely need another 30-day extension.

Privilege of the Floor

Advisory Committee: Sam Miller volunteered to be the Chair of the Advisory Committee. Corey informed the Board that there had been five interested parties thus far, Sam being one of them. The Board talked about getting a mission statement written up and putting another blast out on social media platforms for the Town.

Correspondence

Citizen Concern: There have been two separate citizen concerns regarding a specific in-home business in a residential neighborhood. After the Board discussed this matter, Jade will reach out and invite the business owner in to speak with the Board. Sam said he would drive by the property and take a look.

DES Violations: Bill Cheney and Chris Kelly checked out a property with some DES violations. Bill and Chris explained that there are old RV's very close to the river and would be surprised if they were not on a neighboring property. After the discussion, Jade will reach out to DES.

Jack Letvinchuk adjourns the meeting. The meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Jade Hartsgrove
Administrative Assistant