

Town of Campton
Planning Board Minutes
January 11, 2022

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

Public Attendees: Bill Dauer, Moshen Kurd, Darlene King-Jennings, and Kurt O'Connell.

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

Approval of the Minutes: Chris Kelly had a correction for the December 14th minutes on line 66; instead of saying "old junk cars," it should say "RV's." Chris Kelly made a motion to approve the minutes from December 14, 2021; as amended, Bill Cheney seconded the motion, and the Board voted all in favor.

Bill Cheney made a motion to approve the January 4, 2022 minutes as written, Chris Kelly seconded the motion, and the Board voted all in favor.

Old Business

Moshen Kurd: Moshen wanted to speak to the Board about adding another rental unit to his property and the possibility of a commercial business. He explained previously he was approved for four units in his home. After the Administrative Assistant looked, there was no such approval. Moshen was adamant that he had the approval, so the Board advised him to look through his records to show them. After discussion, the Board informed him that he is in the commercial zone and might be able to add a retail business as the location allows mixed-use. He will still have to comply with setbacks and the zoning ordinance. Anything over two units needs to go before site plan review. The acreage from the last survey if the property is a half-acre less than what is in the system, Moshen property is one and a half acres. Moshen will go through his files and see what he can find.

Luther Haartz BLA: John March made the revisions to the map that he was asked to do. The Board reviewed and signed the maps. They will be sent to the registry of deeds the following day.

New Business

Kurt O'Connell: Kurt wants to purchase an empty lot off Tower Road, between the bank and the post office. He would like to get as much use from the lot as possible. He had a preliminary drawing of an idea he had. He would like a large commercial business building split in two for two businesses, and the aesthetic would look like a barn. After discussion, the Board told him he could have three residential units and a commercial building; however, it cannot cover more than 75%. There was talk about possibly needing a variance. Kurt thanked the Board.

Cluster Lot Inquiry: Realtor Darlene King-Jennings came to the Board on behalf of her clients. They are a family of six looking to purchase a 120-acre parcel and would like to put six houses on as little land as possible, making it a cluster lot development. For her clients to get financing, the bank requests a letter from the Planning Board stating it can be turned into a cluster lot development. After discussion, the Board agreed it appears to qualify, and they will write a letter. The letter will clearly state that the

developers need to meet all rules and regulations surrounding cluster lot developments in the zoning ordinance.

Correspondence

Decision Letters: The Board read and reviewed the decision letters for the Luther Haartz BLA and the Fallon Merger. Stuart signed them.

New Maps: Chris Kelly suggested moving forward that they should require a new map when a BLA or a merger is done. To clean them up and not have so many messes in the future. The Board would like it clear, concise, and easy to read. The Board will continue this conversation when the entire Board is together.

Planning Board Chairman Requests: Jack Letvinchuk, the Chairman, is out of state but sent an email with a couple of requests. He would like the Board to review the mission statement for the advisory committee. After the Board read and reviewed the statement, Chris Kelly made a motion to accept and acknowledge the advisory committees mission statement. Tim Scanlon seconded the motion and voted all in favor.

The Chairman's subsequent request is for the Board to vote to indicate whether they support the Charette project proposed by the Selectboard. The Board discussed that they would like this tabled until the Selectmen that is presenting the Charette come in and talk with the Planning Board about it.

Public Hearing: Jade informed the Board that after the Selectmen review the impact fee ordinance, the Planning Board needs to hold another public hearing to adopt it. It will have to be done sooner than later as we are on a time restraint. The Board chose Tuesday, January 25, at 6:30 p.m.

Privilege of the Floor

Bill Dauer: Bill wanted to take a picture of the signed map for the Haartz BLA. He and his son are in the process of buying the Haartz land. He wanted to show his son.

Chris Kelly made a motion to adjourn the meeting, and Bill Cheney seconded, the Board voted all in favor. The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Jade Hartsgrove
Administrative Assistant