

Town of Campton
Planning Board Minutes
March 15, 2022

Board Attendees: Jack Letvinchuk, Chair, Stuart Pitts, Vice-Chair, Chris Kelly, Tim Scanlon, Dan Boynton, Ex-Officio, Sherrill Howard, Alternate, and Sam Miller, Alternate. Jade Hartsgrove, Planning and Zoning Coordinator.

Public Attendees: David Moulton, John Pearson, Morgan Stickney, John March, Paula Kelly, John Scanlon, and Greg Sanborn.

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

Approval of Minutes: Chris Kelly stated that on line 25 to strike his name out. Chris Kelly made a motion to approve the minutes as amended from February 8, 2022, and Stuart Pitts seconded the motion, Dan Boynton abstained from voting, and the rest of the Board voted all in favor.

Chris Kelly made a motion to approve the minutes from March 1, 2022, and Tim Scanlon seconded the motion, Dan Boynton abstained from voting, and the rest Board voted all in favor.

Public Hearing

Stuart Pitts motioned to open the Public Hearing for Chris and Paula Kelly's subdivision. Dan Boynton seconded the motion, and the Board voted all in favor to open the public hearing at 6:32 pm. Chris Kelly recused himself since this has to do with his property.

John March presented maps of the Kellys subdivision. He explained that this is a continuation of the original subdivision. This is lots 13-28, with lot 28 being the Kellys home lot. A good amount of the lots are over five acres. The subdivision adds two roads, Butterfly Rd and Kelly Way, and an extension onto Fieldstone Rd. There is appropriate frontage on each of the lots, and adjusted the culdesac as the Board requested. Stuart Pitts motioned to accept & approve the Kelly Subdivision, Tim Scanlon seconded the motion, and the Board voted all in favor.

Dan Boynton motioned to come out of the Public Hearing, and Stuart Pitts seconded, the Board voted all in favor at 6:40 pm.

New Business

John Pearson Salt Distribution: John Person has a proposal to develop and distribute salt by rail cars. He intends to lease a piece of land from the Sanborns on Owl Street. John brought in a display to show the Board precisely what he meant. John stated he would be putting up a fabric shed 100 x 140 with paved asphalt on the bottom. It would be on the north end of the property. The Board had several questions for John and explained what he would need to do for the process. The Board doesn't think that the Sanborn is solely zoned commercial. Jade will look into it, speak with the Board, and then get back to John. John said it could be anywhere from 5-15 cars a week on the railroad. A conveyor will unload the salt. John said his customer base would range from the local contractors to municipalities. The Board reiterated for John to check the zoning and the setbacks from the river. The Board invited John back in for a site plan review.

Old Business

Nik Coates- NH Charrette Program: Nik Coates, who sits on the Selectboard, came before the Board to explain the Plan NH Charrette program. It is a non-profit organization that offers architects and engineers to assess and help plan redevelopment and improvements to the community with the help of the residents. He has gotten permission from the Board of Selectmen to apply for a grant that will help offset costs for the Charrette. Nik is seeking a letter of support from the Planning Board. The next step will be to send in the application with letters of support. Jack Letvinchuk made a motion to write a letter supporting the charette program, Tim Scanlon seconded the motion, and the Board voted all in favor.

Fallon Merger: Jack Letvinchuk explained to the rest of the Board that Jade found an NH RSA that clearly states there are only two reasons to deny a voluntary merger legally. Both reasons the RSA explains do not pertain to the Fallon merger. Dan Boynton noted that if they are not violating anything by RSA, there is no reason to deny the merger, then it needs to be allowed. The Board would like to invite the Fallons into a meeting to discuss with them, and Jade will reach out and invite them in. Jack would like the Board to think this over, and at the next regular meeting, the Board can discuss this matter

Impact Fees: The impact fees passed on the ballot. The Board needs to think if they would like to come up with the fee schedule on their own or hire a third party to do it. After some discussion, Jade will research some other towns' impact fees and bring them to the Board to give examples.

Correspondence

Recount: Jack brought to the Boards attention that one of the zoning amendments on the ballot lost by a single vote. Jack initiated a recount as a private citizen. Friday, March 18, 2022, the recount will be held in the community room.

Stuart Pitts motioned to adjourn the meeting, and Tim Scanlon seconded, the Board voted all in favor. The meeting adjourned at 7:55 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning & Zoning Coordinator