

Town of Campton  
Planning Board Work Session Minutes  
April 5, 2022

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

**Public Attendees:** Steve Mattei, Jennifer Leonzi, Michael Garrepy, and Kim Denault.

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

**New Business**

**Steve Mattei – Southmayd Building:** Steve Mattei is the contractor for the Southmayd building. The Planning Board asked for Jade to contact the owner to come in and discuss what is going on with the renovations and the plan after they are done. Steve explained that he is trying to get the building up to par and fix the rot repair. After the renovations are done, the owner will be looking for someone to lease the property. Steve expressed they hoped to keep it a commercial building. There was light discussion about the parking over there, and if there is a use change, there will need to be a site plan review. Steve explained he is aware, and they will take the proper steps when it gets to that point.

**Jennifer Leonzi – Ice Cream Trailer:** Jennifer Leonzi purchased an ice cream trailer from Dave Sanborn and would like to put it on her property. She explained to the Board where she would like to put it. The Board didn't seem to take any issue with her location. The Board expressed to Jennifer to make sure she finds out the ROW of the state. Jade will contact Mike Kimball at NHDOT and get in touch with Jennifer.

**Michael Garrepy – Silversticks Development:** Michael Garrepy and Kim Denault came before the Board to present a conceptual map for development off Abenaki Road. They intend to subdivide the big lot with the house (31 Abenaki Trail) into two lots. Michael also explained that the mini lots they currently own are not buildable. They would like to turn the five mini lots into two lots. After discussion, the Board explained regulations state a roadway over 500 feet require a culdesac with a radius of 125 feet at the end for fire and EMS. Michael said he would be reaching out to the Fire Chief and would like to work with him. The next time Michael comes in, Jade will invite the Chief Defosses. Michael stated that if Town Counsel needed to be involved in the future, Michael's company would pay for it. The Board thanked Michael and Kim.

**Old Business**

**Kurt O'Connell:** Kurt did not attend the meeting. Jade let the Board know that he had called the office in the morning and wanted to speak to Stuart, and Jade relayed that message to Stuart. The Board stated that they would table the discussion until Kurt came in.

**Correspondence**

**Impact Fees – Letters of Interest:** The Planning Board received two letters of interest about the impact fee ordinance. One from Scott Bourcier and one from Brandy Saxton. They both have different expertise on the subject. The Board will read and review the letters and continue the discussion at another meeting.

**John Pearson- Salt Distribution:** After John came in for a discussion, the property he is looking to lease is not solely in the commercial zone. Jade is looking to get some guidance from the Board regarding John's next steps. The Board would like to see him come in for a site plan review, and then he would need to go to the ZBA for a variance due to the zoning issue. Jade also said that John might need a special exception for the structure's height, and John would like to put a 40-foot structure up, and the ordinance only allows 35 unless they obtain a special exception. The Board expressed that they do support what he is trying to do.

**LCJ Holdings Public Hearing:** LCJ will be in next week for their public hearing for the parking lot they are looking to build.

**Regional Impact Fee:** Stuart mentioned Regional Impact fees, and the Board would like to look into that.

**Fallon Decision:** Jade wanted to bring up that the Board needs to consider how they would like to vote on Fallon's voluntary merger.

Jack Letvinchuk motioned to adjourn the meeting, and Floyd Wilkie seconded. The Board voted all in favor. The meeting adjourned at 8:23 pm.

Respectfully Submitted,

Jade Hartsgrove  
Administrative Assistant