

Town of Campton
Planning Board Regular Meeting Minutes
November 2nd, 2021

Board Attendees: Jack Letvinchuk, Chair, Stuart Pitts, Vice-Chair, Chris Kelly, Tim Scanlon, Bill Cheney, Ex-Officio, Jade Hartsgrove, Clerk, and Sherrill Howard, Alternate

Public Attendees: Jon Warzocha, Philip Hastings, Michael Wilson, and Jake Tuck

Planning Board opened the meeting at 6:30 pm.

The first item on the agenda was a lot line adjustment conceptual review for Michael Wilson off Glade Circle. The Board was presented with a plan that was provided to the Planning & Zoning Coordinator. The Board reviewed the map and indicated some information was missing or not clear. The Applicant indicated that there was a revised version of the map that had more details on it. The Applicant told the Planning & Zoning Coordinator that he would get a copy of the plan to him before the next meeting. The Board had questions about intent of the additional road frontage on Glade Circle. The Applicant indicated that it would be used to maintain the views and land without having to drag equipment across the entire parcel. The Board suggested that the Applicant might want to obtain a driveway permit before the final review. The Applicant indicated that a formal driveway was not going to be put in off of Glade Circle. The Board confirmed with the Planning & Zoning Coordinator that the application was posted and abutters were noticed. The Coordinator informed the Board that everything was noticed properly.

The second item on the agenda was a subdivision for LCJ Holdings. Jon Warzocha from Horizon Engineering and Philip Hastings from Cleveland, Waters, & Bass were both present to represent LCJ Holdings for this subdivision. The Applicants mentioned that they had done their due diligence to acquire the three items that the Board had previously requested. The Board took some time to review the documents that were added to the application. Mr. Hastings provided a legal opinion on the subdivision and a letter was provided by the Fire Chief regarding the cistern. Mr. Warzocha told the Board he had talked to someone in the Selectmen's Office and they had determined that no letter was needed from the Select Board. There was a motion made to approve the subdivision by Tim Scanlon, seconded by Chris Kelly. The motion passed unanimously. The Applicants talked with the Planning & Zoning Coordinator who told them to get an updated mylar into the office so the Board could sign it.

The next item on the agenda was a subdivision for Luther Haartz off Stickney Road. The Planning & Zoning Coordinator informed the Board that Mr. Haartz had passed away. The Coordinator informed the Board that because they accepted the application for Mr. Haartz subdivision that the Board needed to act on it before the 65-day period expired. One member indicated he would reach out to John March and see if he would be willing to withdraw the application before the 65-day period had expired. The Board decided to wait and try to contact Mr. March as he was an agent for Mr. Haartz. The Board indicated it would decide on the application at the following November 9th 2021 meeting,

The next item on the agenda was a subdivision conceptual review for Jeffery Parker. There was no representative present as Mr. Parker called ahead and indicated he would not be able to make the meeting. The Planning & Zoning Coordinator generally discussed the location and plans for subdivision. The Board agreed to move onto the next agenda item.

The next item on the agenda was a review of the Zoning Compliance Applications. There were no questions for the Planning & Zoning Coordinator.

The next item on the agenda was a review of the draft impact fee ordinance. The Board reviewed the draft impact fee ordinance that the Planning & Zoning Coordinator provided. The Coordinator talked about a potential addition of waivers to the draft. The Board discussed the option but determined that the original version gives the Board the proper authority to determine if a project impacts the town services. The Coordinator told the Board that a decision would need to be made so that this draft can be brought to a public hearing. The Board agreed to move forward with the draft with the waiver section removed. The Coordinator told the Board that he would notice the public hearing for the December regular meeting.

The next item on the agenda was a discussion about establishing an Accessory Dwelling Unit (ADU) minimum square footage. The conversation on this topic was robust and was primarily revolving around how much square footage is enough for someone to live in. The Board threw out several numbers, but decided to have separate minimums for attached and detached ADUs. The Board finally settled on 380 square feet for attached and 600 square feet for detached ADUs. The Planning & Zoning Coordinator said he would have the language ready for review by the next meeting.

The final items on the agenda was privilege of the floor and correspondence. There was no discussion for either of these agenda items.

The regular meeting was adjourned at 7:40 pm

Respectfully submitted,

Corey Davenport
Planning & Zoning Coordinator