

Town of Campton  
Planning Board Minutes  
April 12, 2022

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

**Public Attendees:** Tim and Sandy Kingston, Cecile & Peter Roberti, Scott Taylor, Jane Kellogg, Kurt Oconnell, Philip Hastings, Jon Warzocha, and Chad Stocker.

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

**Approval of Minutes:** Chris Kelly made a motion to approve the minutes from March 15, 2022, Stuart Pitts seconded the motion, and the rest of the Board voted all in favor.

Chris Kelly made a motion to approve the minutes from April 5, 2022, Floyd Wilkie seconded the motion, and the rest of the Board voted all in favor.

**Public Hearing**

Stuart Pitts motioned to open the Public Hearing for the LCJ parking lot. Dan Boynton seconded the motion, and the Board voted all in favor of opening the public hearing at 6:35 pm. Jack Letvinchuk announced that he was recusing himself for the LCJ parking lot due to being an employee at Owl's Nest. Jack stated that Vice-Chair Stuart Pitts would be taking over for this part of tonight's meeting.

Phil Hastings, Jon Warzocha, and Chad Stocker were present for the public hearing. Jon started by explaining that the intent was to create an overflow parking lot. There has been a lot of expansion at the Owls Nest, mainly in the town of Thornton. Thornton planning board has had some issues with on-site parking on and around the clubhouse. This overflow parking will help eliminate those issues. Guests and employees will use the lot, and it will be valet with a shuttle bus bringing people to and from their vehicles. Jon explained that the parking lot is not intended to be a primary parking area. There is no plan for any structures other than a gazebo for shelter. Jon stated that they are working with the state to get their approvals. The parking lot will be visible, but it will have a tree buffer. The Board asked if the lot would be paved, and there was some confusion because the map that was presented showed it paved, but Jon explained it would not be in the beginning. The Board would like to see an updated map of what they intend to do.

The public attendees had questions and stated their concerns. The Board gave Jon and his team corrections for the plan of what they would like to see. After a lengthy discussion, Chris Kelly motioned to continue the hearing for May 10, 2022, at 6:30 pm. Floyd Wilkie seconded the motion, and the Board voted in favor of the continuance.

Chris Kelly motioned to come out of the Public Hearing, and Floyd Wilkie seconded; the Board voted all in favor at 7:15 pm.

After the public hearing, Jack came back in as a full-time voting member.

### Old Business

**Kurt O'Connell:** Kurt came to the Board about the property he bought on Tower Road. He wants to construct four cottages on the lot. The lot is only one acre, and only two dwellings per acre are allowed per the ordinance. Kurt wanted to put garages for the houses and spoke about a commercial building down the road. Kurt stated with the housing crisis about going to the state to get approved for what he wanted to do. He said that if he is only allowed two units on the property, it is not worth his time or money. The Board would like to see a final map of what Kurt intends to propose.

**Fallon Merger:** Jack Letvinchuk explained the summary of the history of the Fallon voluntary merger. After a brief discussion, the Board decided to reconsider the decision. Stuart Pitts motioned to approve the merger, and Dan Boynton seconded. The motion passed by a majority vote. Floyd Wilkie recused himself.

**Salt Distribution:** John Pearson, the gentleman who would like to do the salt distribution, contacted Jade and explained that he would like a 40' salt shed instead of the maximum 35' the zoning ordinance allows. Jade explained to him what he needs to do to get a special exception, and he is already going to need to go before the ZBA for a variance for the zoning issue.

### Privilege of the Floor

**Jack Letvinchuk:** Jack wanted to ask the Board about the zoom policy. He explained he thinks it is fair to allow people who request and attend the meetings VIA zoom should be allowed to speak. The Board agreed, and moving forward, if someone is on zoom, they will be able to participate rather than viewing only. Sam Miller suggested that someone can operate the computer during a meeting and report to the chair when and if there are any questions via zoom.

Floyd Wilkie motioned to adjourn the meeting, and Chris Kelly seconded; the Board voted all in favor. The meeting adjourned at 8:07 pm.

Respectfully Submitted,

Jade Hartsgrrove  
Planning, Zoning, and Assessing Coordinator