

Town of Campton
Planning Board Work Session Minutes
May 3, 2022

Board Attendees: Jack Letvinchuk, Chair. Stuart Pitts, Vice-Chair, Floyd Wilkie, Chris Kelly, Tim Scanlon, Sherrill Howard, Alternate, and Glenn Rummler, Alternate. Jade Hartsgrove, Planning and Zoning Coordinator.

Public Attendees: Jake Tuck, Amy Ballou, Lori Shea, Sarah Dresaj, John Anderson, and Skye Bartlett.

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

New Business

New Member: Jack wanted to start the meeting by introducing the newest Planning Board member, Glenn Rummler, as an alternate. Glenn introduced himself and gave his background. The Board welcomed him.

Mespelli Subdivision: Peter Mespelli couldn't attend, but he asked Jade to speak on his behalf to the Board. Peter had subdivided his property back in the late 80s and early 90s and had two phases. The maps were signed and recorded at the registry of deeds. There was an approved two-year extension for his subdivision, and if he didn't fulfill it, the subdivision would have been rescinded. He has tried to sell a lot recently, and in the title search, they found the extension for the subdivision. On one of the subdivision roads, multiple lots have been sold with houses on them. Peter has been taxed separately for the remaining lots since the 1990s. This is holding Peter up from being able to sell the lots. After extensive research, nothing is recorded stating that it has been revoked. Peter is looking for a letter releasing the lots so he can sell the remaining lots with a clear title. The Planning Board's advice was to have the Selectmen write a letter and send it to Grafton, releasing the remaining lots. Jade will inform Peter of this and talk to the Selectmen at their next meeting.

Dam Brewhouse Distillery: John Anderson and Sarah Dresaj, owners of the Dam Brewhouse, wanted to talk to the Board about opening their distillery. John and Sarah explained to the Board that they had approval for the distillery in 2015. Since then, they came back to the Board for an updated site plan to have a nano-brewery rather than a distillery. They expressed that they are ready to expand. The Board voiced their concerns on the parking issues brought up and being respectful to the neighbors. John stated that patrons don't know how to park, but ultimately it is the business owner's responsibility to keep track of the parking. The Board is very concerned if there is an emergency and needs to get to Burhoe Way. After discussion, the Board made it clear to John and Sarah that they would need to see an updated plat, and they will need to come back with a revised site plan review.

Busy Bee's Greenhouse & Nursery: Amy Ballou, a new in-home business owner, came before the Planning Board to discuss her new business. Amy explained that the parking would be in their driveway, and there was no intention of having employees. It will be just her and her husband. They will only be selling flowers, shrubs, herbs, and things of that nature. There is no plan to sell bark mulch or materials of the sort. The Board stated that there seems to be no issue and if the plan changes down the line, please keep them informed. Amy said they would have minor signs out, much as the Ladybug Greenhouse had.

Glamping: A gentleman reached out to Jade inquiring about having a glamping business. After the Board reviewed the email chain, the Board had a couple of questions, and Jade answered what she could. The applicant inquired about the Johnston property for sale on route 175 and Seven Sisters Circle. The Board

talked and thought that the glamping units are more structures than camping. Ultimately, the applicant will need to come in and speak to the Board.

Old Business

Skye Bartlett: The Planning Board asked Jade to reach out and invite Skye Bartlett in to ask about the structure he is rebuilding. Skye obtained a building permit to reconstruct the old jailhouse and hadn't gotten around to the project. Skye requested an extension for the permit, and the Selectmen granted it. There were a few inquiries about how close the structure is to the river and if there are any shoreland permits that need to be pulled. Jade asked the code compliance officer to go back to the site and remeasure to double-check. The structure is 78 feet away from the river during high water. Skye said, for the time being, it would just be an empty building.

Privilege of the Floor

Lori Shea: Lori Shea, the owner of Abenaki Farm off Ellsworth Hill Rd, is thinking about doing a subdivision and a lot line adjustment. Lori wanted clarification on how wide the road has to be, and the Board explained to her that it needs to be 24ft wide. Lori is thinking about using her ROW to build the road. She stated that her neighbors have infringed on her ROW significantly and need to get that cleared up. Lori explained to the Board that she is also thinking about putting a conservation easement on the river to protect it. The Board clarified what an interior and exterior road is and explained that she could do a culdesac and have 100 ft of road frontage for up to three lots. The Board informed Lori that she would need to get a surveyor and a plat for the subdivision. She will need to do the subdivision and the lot line adjustment separately.

Correspondence

PB Advisory Committee: Sam Miller, Chair of the advisory committee, has resigned. Jake Tuck expressed that he is willing to step up to the plate and chair the committee until a solid plan is in place. Jack will attend the next meeting. Jake stated that the committee has struggled to get traction on what they should be working on. After some discussion, Tim Scanlon suggested that they review the master plan for Campton's town, which would be a good start. Stuart also suggested that the committee start looking into things such as glamping.

CIP Ex-Officio: Next week, the Board will need to vote on who they would like to appoint as the ex-officio for the CIP.

Floyd Wilkie motioned to adjourn the meeting, and Tim Scanlon seconded; the Board voted all in favor. The meeting adjourned at 7:36 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning and Assessing Coordinator