

Town of Campton
Planning Board Minutes
May 10, 2022

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

Public Attendees: Tim and Sandy Kingston, Scott Taylor, Jon Warzocha, and Chad Stocker.

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

Approval of Minutes: Stuart Pitts made a motion to approve the minutes from April 12, 2022, Floyd Wilkie seconded the motion, and the rest of the Board voted all in favor.

Floyd Wilkie motioned to approve the minutes from May 3, 2022. Stuart asked to strike out the word “minor” for Lori Shea’s subdivision. Stuart Pitts seconded the motion, and the rest of the Board voted all in favor.

LCJ Parking Lot Continuance

Jack Letvinchuk recused himself.

Jon explained that the items the Board asked them to alter or fix had been addressed and updated on the new plans. The design has not changed, but the lines are more apparent, and more plantings and screening have been added. They added specifications on the reclaimed asphalt. Jon reiterated that there is no impact on the wetlands. Scott Taylor, an abutter, stated that he thought the plans would be redrawn to show the distances between the parking lot and the abutting homes. Scott wanted to share a photo that showed his main concern of a stream that is everflowing in the back of his house. He anticipates issues with the drainage. Jon assured him that the drainage would only make it better and not worse. After a lengthy discussion, the Board took a few moments to look over the plans. Stuart Pitts asked the rest of the Board and public members if they had any further questions; there being none, the Board decided to take a vote. Floyd Wilkie motioned to accept the site plan review for the LCJ Holdings parking lot on Owl Street. Tim Scanlon seconded the motion, and the voting members voted all in favor.

After the parking lot continuance, Jack returned as a full-time voting member.

New Business

Hering Voluntary Merger: Michael Hering would like to merge two of his properties. Jade provided the Board with the tax map of the two properties. One of the properties is a 20-acre parcel with a home on it, and the other is a one-acre, land-only parcel. The Board stated they didn’t see anything wrong with it. Stuart Pitts motioned to approve the voluntary merger. Floyd Wilkie seconded, and the Board voted all in favor.

Road Approval: Back in 2010, the Planning Board approved a subdivision off Beaver Brook Road. An owner has an approved building permit for his lot off Seven Sisters Circle, but neither the state nor the fire department has that as an official road. The owner wants to get an E911 address for his lot, as he is building a home. The Fire Chief requests that the Planning Board make a motion to approve the road name officially. The Board asked if the Fire Chief was ok with the road name; Jade stated yes, and the Chief said that is an ok name to go with. Tim Scanlon motioned to accept Seven Sisters Circle as an

official road name for the subdivision. Floyd Wilkie seconded the motion, and the Board voted all in favor.

Old Business

CIP Member: The Board had a brief discussion on who would be a Planning Board representative on the CIP Committee. The Board members thought Jack was doing a great job. There was a nomination for Jack to continue serving as the PB representative on the CIP, and everyone agreed.

Silver Sticks Development: Jack informed the Board that there is a meeting in the Estates with Silver Sticks, the general manager, and the assistant general manager. It is a private meeting, and it is for future development. Jack just wanted to keep everyone informed, as they may present something to the Board in the near future.

Advisory Committee: The Planning Board would like updates every other month on how things are going, and what the advisory committee is working on. Jake stated they intend on meeting bi-weekly.

Privilege of the Floor

-None-

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:21 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator