

Town of Campton
Planning Board Minutes
July 5, 2022

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

Public Attendees: Barry Vandemore and Scott Dematteo.

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

New Business

Mixed-Use Conceptual Review: Scott Dematteo owns 399 NH RT 49 and rents the commercial building to a real estate business. Scott would like to expand the facility to add three one-bedroom rental units, with parking underneath the units. Facing the front of the existing building from NH RT 49, the addition would be to the right side. However, the addition would be set back connected to the existing building. This will allow maintaining the current side parking area and side office door with ramp and minimize the visual impact from RT 49. A new driveway would be extended off the existing parking lot to the left and behind the existing building, providing additional parking and rear access to each unit. After discussion, the Board explained to him per the zoning ordinance, he could have two units, but given that he has almost 1.5 acres, they may be able to approve him to have the three units. The ordinance states there can be two per acre, so does that mean he can have three with his acreage. Jade will reach out to Scott once the legal counsel answers.

Chair Updates

Advisory Committee: Jake Tuck has stepped down from chairing the committee as he has a lot going on in his personal life. Jake and Sherrill stated that Jess Bartlett would likely want to chair the committee. There is a new member of the committee, Andrew Kane. He will be in to talk to the Planning Board at the next meeting.

CVP: The Board discussed the water at Owl's Nest and the Campton Village Precinct. The Board would like to invite John Whitney for a discussion; John was on an earlier agenda but didn't show. Jade will reach out and invite him in.

Correspondence

HB 1661: Jade gave the Board copies of some new laws starting in August and January.

Impact Fees: Jade has a phone meeting with Brandy Saxton, who has worked with many municipalities to devise a fee schedule for impact fees. She will update the Board next meeting.

Penguin Expansion: The owners of the Penguin gas station, formally known as the Mobil, are looking to expand the structure and add a gas pump. They will be in the next meeting for a preliminary discussion; they couldn't make it for this meeting.

The privilege of the Floor

-None-

Jack Letvinchuk adjourned the meeting at 7:11 p.m.

Respectfully Submitted,

Jade Hartsgrove

Planning, Zoning, and Assessing Coordinator