

Town of Campton  
Planning Board Minutes  
August 9, 2022

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

**Public Attendees:** John Whitney, Scott Taylor, Jose Lehmann, Tim Kingston, Lee Williams, Dave Levin, Philip Hastings, Jon Warzocha, and Chad Stocker.

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

**Approval of Minutes:** Floyd Wilkie motioned to approve the minutes from July 15, 2022, Tim Scanlon seconded the motion, and the rest of the Board voted all in favor.

The Board opened the Public Hearing at 6:31 pm.

### Public Hearing

Phil Hastings, Jon Warzocha, and Chad Stocker were present for the public hearing representing LCJ Holdings, LLC. Jon started by explaining that the intent was to reconfigure the subdivision at the end of Rising Ridge. There have been issues with the water supply getting to the top of the subdivision. The reconfiguration would allow the lots to be over two acres and ample space for individual drilled wells and septic. The new plan will create five new lots, with sufficient road frontage, with all roads staying the same. The Board reviewed the plans presented and asked some questions. This new plan is intended to supersede the last approval. Jon Worzocha explained that the cistern still needs to be constructed. The Board let them know that no permits will be approved or accepted until the cistern is in place.

John Whitney, the representative for the Campton Village Precinct, was present and gave the Planning Board a little history on the water system. John also shared his concerns regarding the water to those lots. John Warzocha said he agreed with some of what John was saying but assured the Board that digging a well up to 1500 feet is not unique in New Hampshire.

Some of the public attendees had questions and stated their concerns. Two abutters on zoom asked Jade to send them the plans. The Board gave Jon and his team corrections for the project of what they would like to see on the final plan. After a lengthy discussion, Stuart Pitts motioned to continue this public hearing to September 14, 2022, at 6:30 pm. Chris Kelly seconded the motion, and the Board voted in favor of the continuance. Typically, the meeting would fall on the second Tuesday of September, but that is an election day, so the meeting will be on Wednesday, the 14<sup>th</sup>.

The Board came out of the public hearing at 7:15 pm.

### New Business

**Sarah Dresaj:** Jade explained to the Board that Sarah had called at the end of the day and said she needed to reschedule until the first meeting in September.

**Dave Levin:** Dave came before the Board to talk to them about updating his parking for the coffee house. He showed the Board a sketch of what the plan was. Dave wants to move his leach field and add roughly 18 parking spaces. The Board didn't think there were any issues, but to be fair, they would like Dave to come in for an amended site plan review. Jade will reach out to Dave to go over the process for that.

### Old Business

**DES Inquiry:** One of the members had asked Jade to reach out to DES regarding remediation at what used to be called the Mobil gas station. Jade provided documentation and a website link from DES explaining the remediation, site visits, and permits.

### Correspondence

**Debra Mann:** Debra Mann from the Kingdom Hall on US RT 3 inquired about changing some lighting in the parking lot as it is substandard and not energy efficient. They plan to replace the existing poles and fixtures and add 1-2 more poles. They would also like to update some lighting on the outside of the structure. She would like to know if they need to come to the Board for anything or if they are all set to start their project. After a quick discussion, the Board would like to see them in for an updated site plan review. Jade will reach out to Debra to let her know about the process.

**Danny Bergeron:** Danny Bergeron bought an 85-acre parcel on Page Road and would like to build a barn on it for now and next year a house. In following the Class VI Road Policy, the Planning Board may read and review the application. Should any members have concerns or comments, Jade will direct them to the Select Board. The Board had none.

### Privilege of the Floor

**Stuart Pitts:** Stuart wanted to inform the rest of the Board that Scott DeMatteo came in and found he needed a variance as a public hearing on Thursday, August 11<sup>th</sup>, 2022 at 6:30 pm.

Chris Kelly motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:35 pm.

Respectfully Submitted,

Jade Hartsgrove  
Planning & Zoning Coordinator