

Town of Campton
Planning Board Minutes
October 11, 2022

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

Public Attendees: Samantha & Jon Bergeron, John March, Scott Bourcier in person, and Scott DeMatteo via Zoom.

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

Approval of Minutes: Chris Kelly motioned to approve the minutes from September 14, 2022, Floyd Wilkie seconded the motion, and the rest of the Board voted all in favor. Chris Kelly mentioned that he would like added in the minutes from October 4 the number of cabins they wanted to put on the land for 55 Spokesfield Road and Jake Tuck's name to the member attendees. Floyd Wilkie motioned to approve the revised minutes from October 4, 2022, Chris Kelly seconded the motion, and the rest of the Board voted all in favor.

The Board opened the Public Hearing at 6:32 pm.

Public Hearing

Bergie Jr. Seafood Market: Samantha and Jon Bergeron are looking to lease space at the "Woodpecker's" building and operate a retail/wholesale seafood market out of the space. They are not going to be serving food or alcohol. They plan to do takeout only on Fridays and Saturdays after being open for a while. Samantha had a list of the seafood they would offer: scallops, oysters, shrimp, lobsters, tuna, swordfish, codfish, salmon, clams, and more. Samantha explained that she would be applying for a sign permit, and they would utilize what is already there for posts, add a sign for their business, and take the Woodpecker sign down. They discussed repainting the lines for the parking lot and that there will be no other businesses parking their trailers or trucks on the property. Stuart Pitts motioned to approve the Bergie Jr. Seafood Market site plan review, Jack Letvinchuk seconded the motion, and the Board voted all in favor.

Haartz Subdivision: John March, agent for the Estate of Luther Haartz, has gotten the subdivision approval and presented the Board with the subdivision maps he had worked on. The Board reviewed the maps with John and had some discussion. There was slight confusion about some of the wording John put on the map. The Board wants to see the plan number associated with a lot line adjustment they approved in January 2022 on the "mother lot." After discussing the subdivision, Stuart Pitts motioned to conditionally approve upon receipt of a new mylar with the revisions. Chris Kelly seconded the motion, and the Board voted all in favor.

The Board came out of the public hearing at 7:45 pm.

New Business

Scott Bourcier – Gale Associates: Scott Bourcier from Gale Associates reached out to Jade and offered to speak to the Board about the services Gale Associates could offer them and the scope of work. Scott provided a booklet of information that included work samples. Scott explained that his company would be a third-party company that could help review anything from a boundary line adjustment to a large

subdivision and anything in between. RSAs allow the Planning Board to impose fees on an applicant, so the Town essentially would be out of no money.

Tim Scanlon asked how they would do their billing, and Scott said it could be done two different ways, through the Town or the applicant. There are pros and cons to both methods. The Town could enter into a contract with Gale, and if the Planning Board needed the third-party review, it would impose fees, which can be put on the applicant rather than the Town. The Board liked the presentation and would like to go through the informational booklet and have a discussion at a later meeting. The Board thanked Scott for the information, and Jade will forward the information to Ex-Officio Dan Boynton.

Correspondence

LCJ Holdings, LLC: Jade informed the Board that LCJ Holdings, LLC reached out and they did not have everything quite ready for the meeting tonight and asked to be placed on the agenda for November's meeting. Floyd Wilkie motioned to continue LCJ Holdings, LLC subdivision until November 15, 2022. Tim Scanlon seconded the motion, and the Board voted all in favor.

Privilege of the Floor

Chris Kelly: Wanted to inform the Board that the Attorney General's office does not allow subdivisions over 15 lots without going to them first. He wanted to inform the Board so if there is ever a subdivision over that many lots they do things properly. The Board will have to look into this.

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 8:08 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning & Zoning Coordinator