

Town of Campton  
Planning Board Minutes  
October 4, 2022

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

**Public Attendees:** Harsha Mugalamarri via zoom, and Jess Bartlett in person.

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

**New Business**

**Harsha Mugalamarri:** Harsha and his partner have inquired about a property for sale in town. He is able to run a self-check-in cabin business, similar to Airbnb, with roughly four cabins per acre. Harsha explained that there wouldn't be a kitchen in the units; it would essentially be just a room for sleeping, and there would be no plumbing, only electricity. Their plan was to put four cabins per acre and start with twenty-five cabins and work their way to one hundred. After Harsha and the Board discussed this, the Board advised Harsha and his partner that this was a commercial business they were looking to do in a residential zone, which is not permitted. Harsha asked how to get the parcel rezoned, and the Board went over the process. Harsha thanked the Board for their time.

**Jess Bartlett:** Jess came in to talk to the Board about building a residence on her property that was formally the "Jail House." Jess explained though she understands they will have to come in for a site plan review, she was looking for more specific things that may or could come up. The Board discussed that a buildable lot is an acre and 200 feet of road frontage. Their lot has the correct amount of frontage, just on the opposite side of the parcel of where they want to build. They plan on the driveway coming off their other lot that is contiguous to the one they want to build on. The Board explained that they would advise her to make a lot line adjustment to allow the lot to have 200 feet of road frontage. The Board would also like to see a letter from NHDES with the approval of building a house close to the high water mark. Jade explained to the Board that the code compliance officer went to the property twice, measured from the high water mark, and could get the measurement for the next meeting. Jess thanked the Board for the work session; this was precisely what she was looking for.

**Sean Donohue:** Sean was not present at the meeting. Sean was also looking at the same property that Harsha inquired about. Sean was looking to purchase the property and have it as a rental property where venues could be held. The Board said the same as they did to Harsha: it sounded like a commercial business, and the zoning does not allow it.

**Privilege of the Floor**

-None-

**Correspondence**

**Budget Discussion:** Jade presented the Board with the budget. The only change was she added \$50.00 into the stipend line and took \$50.00 from the miscellaneous line. The reason for the change is that there is one more alternate this year than there was last year, and alternates get a \$50.00 stipend. Jade brought up that previously there was a discussion on getting all of the regular members an iPad and wanted to know if they were still interested in those. The consensus was they were interested in that, and they could each have an email to use for the correspondence. Jade will work on that. The Board would also like to see a

line in the budget for training. They are all interested in getting some training. Jade explained a lot of the training that they have for the land use boards is typically in the spring and they usually don't run too expensive.

**NH RSA Booklet:** It is that time of year when ordering the new NH RSA booklet is open. Jade asked the members if they would like one. Each member agreed that they would all like one.

### **Chair Updates**

**Warrant Articles:** Jack wanted to remind the Board that this is the time to think about if there are any changes the Board would like to be considered for the upcoming Town Meeting. Jack asked that the members think about it, and write down some ideas to be discussed at the next meeting.

Chris Kelly motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:40 pm.

Respectfully Submitted,

Jade Hartsgrove  
Planning & Zoning Coordinator