

Town of Campton  
Planning Board Minutes  
November 1, 2022

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

**Public Attendees:** None.

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

**New Business**

**Denise Davis:** Denise was supposed to attend the meeting via zoom for a discussion with the Board regarding a property she wants to purchase. She would like to do an in-home business and put up a couple of yurts on her property for her yoga business. She also stated that if she has family to visit, they will stay in the yurts. Denise did not attend the meeting, so the Board's consensus was to have her speak to them in person or via zoom.

**Quotes from Gale/Place Sense:** After Scott Bourcier from Gale Associates gave a presentation on what their company can do to help and assist the Planning Board, Jade reached out and asked for a quote for assistance with the zoning ordinance. The main two things are short-term rentals (Airbnb, VRBO) and coming up with the fee schedule for the impact fee ordinance. The quote regarding the zoning ordinance came in at \$6,400.00, and for the impact fees, \$11,000.00. The Board will review these quotes and, at the next meeting, decide if they would like to recommend them to the Selectmen.

The Board discussed short-term rentals and the pros and cons. Jade informed the Board that she attended Thornton's public hearing regarding STR and that it was educational and very eye-opening. There were a lot of questions the Townspeople had, and there were a lot of valid points. It is not a matter of restricting them but regulating them. Jade encouraged the Board to attend Thornton's next public hearing regarding short-term rentals.

**Kelly Subdivision Revisions:** It has come to the landowner's attention that the subdivision maps were inaccurate, and he asked the surveyor to update the mylar and maps to correct them. The acreage for the Kelly lot was more significant than it should be, and some lot numbers were listed incorrectly. The surveyor updated the mylar and maps, and the Chair and Vice-Chair signed the mylar and the maps. Jade will send the mylar to the deeds registry to be re-recorded.

**Privilege of the Floor**

**Stuart Pitts:** Stuart asked about the sign ordinance and if he thinks the Board should amend the ordinance to allow mixed use in the commercial zone. He requested that the Board members think about it and can revisit the topic next meeting.

**Correspondence**

**Next Meeting:** The Board has three public hearings at the next meeting: a continuance, a lot line adjustment, and a site plan review. Jade provided the Board with an abutter letter regarding the subdivision of LCJ.

**Boondocking Inquiry:** There is a lot owner that has a large parcel and wanted to know if she would be able to allow boondocking on her land. Boondocking is basically camping with no hookups or electricity etc. After discussion ensued, the Board all agreed that regardless of hookups or electricity this falls under the camping category.

**Gale Associates:** The Chair asked Jade to call Gale Associates references and report back what they say.

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:20 pm.

Respectfully Submitted,

Jade Hartsgrove  
Planning & Zoning Coordinator