

Town of Campton  
Planning Board Minutes  
September 14, 2022

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

**Public Attendees:** Philip Hastings, John Whitney, Cynthia Prescott, Deborah Mann, Lee Williams, David Levin, Aaron Smith, Mike Carter, Sandi Rouille, Rick Lopes, and Don Buso. Beverly Chappell and Marc Brunell were present via zoom.

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

Floyd Wilkie motioned to appoint Sherrill Howard from an alternate to a full-time voting member to have an odd number of voting members. Chris Kelly seconded the motion, and the Board voted all in favor.

**Approval of Minutes:** Chris Kelly motioned to approve the minutes from August 9, 2022, Floyd Wilkie seconded the motion, and the rest of the Board voted all in favor. Chris Kelly motioned to approve the minutes from September 6, 2022, Floyd Wilkie seconded the motion, and the rest of the Board voted all in favor.

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

**Public Hearing**

**Continuance for LCJ Holdings, LLC:** Phil Hastings was present for the public hearing representing LCJ Holdings, LLC. Marc Brunell was present on zoom. Phil explained that the intent was to reconfigure the subdivision at the end of Rising Ridge. Ultimately the Board will need to rescind the old subdivisions. The Board reviewed and discussed the older plats that were accepted to approve a new one as the previously approved lots are changing.

Chris Kelly motioned to rescind the "Ridge Run at Sunset Ridge" plan dated May of 2005, plan number 11844; Stuart Pitts seconded, and the Board voted all in favor.

Phil presented the Board with the new plans with the revisions. They are looking to turn 15 lots into 8, reconfigured. The individual home lots will have private wells and septic, subject to the state's approval. The Board asked Phil what about the other lots shown on the plan, and Phil stated all of those lots had been sold, and many have homes on them.

Dan Boynton motioned to rescind the "Eastwood at Sunset Ridge" plan dated May of 2005, plan number 11842; Chris Kelly seconded, and the Board voted all in favor.

Dan Boynton motioned to rescind the "Southface at Sunset Ridge" plan dated August of 2005, plan number 11960; Floyd Wilkie seconded, and the Board voted all in favor.

Stuart Pitts motioned to accept LCJ Holdings, LLC's application and deemed it complete; Dan Boynton seconded the motion, and the Board voted all in favor.

The Board asked if there are septic approvals and stated that anything under five acres requires perc tests. They would also like to see the proposed septic and well locations on the map with the state approvals. The Board decided to continue the hearing and will revisit it at the next regular meeting on October 11.

**Levin Holdings, LLC:** Next, the Board moved on to Dave Levin, owner of Mad River Coffee, for his updated site plan review. The Board reviewed and discussed the map Dave submitted. The parking lot will be located on the left side of the building with 18 spots. There will be a buffer between Sunset Circle and the parking lot. After discussion, Floyd Wilkie motioned to approve the updated site plan review for Levin Holdings, LLC; Dan Boynton seconded, and the Board voted all in favor.

**Campton Congregation of Jehovah's Witnesses:** Debbie Mann and Don Buso were present for the updated site plan review for the Campton Congregation of Jehovah's Witnesses. Debbie explained that the current lights are being replaced with more efficient LED lights. There are seven poles, and there will be a timer on them. They will only be lit up one night a week. The Board saw no issues. Stuart Pitts motioned to approve the updated site plan review for Campton Congregation of Jehovah's Witnesses; Tim Scanlon seconded, and the Board voted all in favor.

**RAM Automotive, LLC:** Sandi Rouille explained to the Board that they needed approval from the Planning Board to get a state inspection license. To her knowledge, there used to be an auto shop at 37 Front Street, and they are not changing the use of the property. There once was a house on the property, but it is no longer there. Sandi stated that they are not changing the lighting, and there is already parking. The Board inquired about hazardous waste, and if there would be a lot, Sandi said there would not be. One of the Board members had concerns about the number of vehicles that will be stored on the property. The applicant said there wouldn't be many, and the ones there will be locked up. Jade told the Board that there was an abutter that sent a letter the morning of the meeting asking to suspend the approval due to a private road issue. The Board stated that it was a civil matter and did not change their view. Chris Kelly motioned to approve the site plan review for RAM Automotive, LLC; Floyd Wilkie seconded, and the Board voted all in favor.

### Correspondence

**Sky Bartlett:** Jade brought up the Dole Mill, and that Sky would like to turn the jailhouse into a residence. The Board would like Sky or Jess to come into a meeting to discuss the topic. Jade will reach out to the Barletts.

**Haartz Subdivision:** The Board needed to extend the Luther Haartz subdivision or make a vote to approve or deny it. After discussion, Chris Kelly motioned to do one last extension for the subdivision until December 31, 2022; Dan Boynton seconded the motion, and the Board voted all in favor.

### Privilege of the Floor

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:47 pm.

Respectfully Submitted,

Jade Hartsgrrove  
Planning & Zoning Coordinator