

Town of Campton
Planning Board Minutes
September 6, 2022

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

Public Attendees: Lee Williams and Scott DeMatteo.

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

New Business

Sarah Dresaj Potential Laundromat: Sarah did not show up to the meeting.

Agriculture Discussion: Jade received an inquiry about wood processing and selling firewood on a lot. There was a question on whether or not it is a permitted use and if it is agriculture. The Board determined, per state statute, that “forestry or lumbering operations” are considered agriculture; therefore, this is permitted per the town zoning ordinance. The Board felt that this was more of a neighbor dispute.

The discussion led to the Board talking about a complaint form for tracking purposes. Moving forward, the Board would like inquiries like this; they would like to see the complainant in person. Jade said she would talk to Corey about a complaint form. The Selectmen have a policy and a form, and she will get guidance from him on the matter.

Old Business

HB 1661: Jade presented a summary table with changes that went into effect in late August and some changes that go into effect on January 1, 2023. Some changes are for office staff, and there are other changes the Board should be aware of. Jade went over and explained the most significant changes the Board should be mindful of but also asked the members to take the sheets home and review them.

Sign Ordinance: The Board talked about the sign ordinance and its enforcement. There are many unpermitted signs around Town. The Board thinks the ordinance needs to be loosened or enforcement needs to be tighter. The office staff doesn’t have enough time to do the enforcement, and the code compliance officer does not have “office hours.” Jade will do some research and look into what other towns have for their sign regulations. The Board can review the ordinance, and at the next work session, the Board will discuss this more. The Board discussed how the Town needs a code enforcement officer to hold people accountable. Dan Boynton, Ex-Officio and Select board member, sent the Town Admin an email during the meeting asking to make it an agenda item at the next Selectmen’s meeting.

Sky Bartlett: Sky dropped off some information and an intent letter for the Board. He would like preliminary approval for a change in use for the jailhouse on his property. After some discussion, the Board suggested he goes through a site plan review. Jade will invite Sky into the next work session as the Board would like to speak to him directly.

Correspondence

New England Fine Arts: A new retail shop is going in under Handyman, and the business owner wanted to inform the Board that he is applying for a sign permit.

NHMA Timeline: There is a printout of the timeline for zoning amendments from NHMA. If the Board wanted to amend or make any changes this will help staying on task.

PZA Coordinator Update: Jade wanted to inform the Board that next week's meeting will be a very busy one as there are several site plan reviews, and a continuance for LCJ. Jade let the Board know that FEMA is reviewing Town's floodplain ordinances and if they see that there are amendments or changes needed they will provide them by October.

Chair Updates

Charette Program: Jack asked Dan Boynton for an update on the Charette program. Dan stated that the application has been submitted for the grant, and if it is awarded then Plan NH will get Campton on the schedule.

PB Advisory Committee: Jack asked Sherrill and Jake for an update. The committee went to national night out and had a tent to take public comment. Sherrill stated the concerns were about air bnbs and noise. The committee has some members that have to take a back seat due to other commitments and will need some new members. They also talked about doing a survey with a QR code. The committee is going to Heritage Day at the Historical Society and have a meeting the week after that. Jack said he will go to that meeting. The Board thanked the committee members for their work.

Privilege of the Floor

-None-

Chris Kelly motioned to adjourn the meeting, and Tim Scanlon seconded; the Board voted all in favor. The meeting adjourned at 7:55 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator