

Town of Campton
Planning Board Minutes
November 15, 2022

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

Public Attendees: Scott DeMatteo, Anthony Randall, Bruce Bond, Louse Coretti, John Whitney, Priscilla Carr Whitney, Jon Warzocha, Josh Binney, Sarah Binney,

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

Approval of Minutes: The Board reviewed the minutes, and Chris Kelly offered an amendment to October 11, 2022, minutes, correcting the number of lots for the State Attorney Generals' Office from 12 to 15 lots. Floyd Wilkie motioned to approve the minutes from October 11, 2022, Stuart Pitts seconded the motion, and the Board voted all in favor.

Stuart Pitts motioned to approve the minutes from November 1, 2022, Floyd Wilkie 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

LCJ Continuance: LCJ Holdings, LLC came back to the Board after they got the approval from the State for the subdivision and updated the plans to show that septic can fit on the lots. The Board reviewed the plans and saw that the revisions had been done.

Josh Binney and his wife Sarah were on zoom and wanted to express to the Board that they had a lot contracted that have been in litigation with Brian Lash, and now the lots don't exist. Stuart explained to Josh that those lots were never finalized because the Board approved them conditionally, and the conditions were never met. Josh thanked the Board for listening. With no further discussion, Stuart Pitts motioned to approve the LCJ Holdings, LLC subdivision at Rising Ridge; Floyd Wilkie seconded the motion, and the Board voted all in favor. After the approval, the Board signed the plans and mylar.

BLA for Trudy Cote/Adolescent Drug & Alcohol Prevention Tools: Anthony Randall was the agent for the boundary line adjustment. Anthony explained to the Board that this is an even swap of land and that the lots are just being reconfigured. The Board saw no issue. Floyd Wilkie motioned to approve the boundary line adjustment, Stuart Pitts seconded, and the Board voted all in favor. The Board signed the plans and mylar.

Site Plan Review for DeMatteo Properties, LLC: Scott DeMatteo, owner of DeMatteo Properties, LLC, visited the Planning Board earlier in the year to ask about adding a three-dwelling unit addition with garages located at 399 NH RT 49. At that time, the Planning Board determined that Scott would need a variance due to the size of his lot. Scott went to the ZBA, and his variance was granted. Now, he is looking for approval from the Planning Board for his site plan. The Board suggested leaving some greenspace between his property and the neighbors. After the Board reviewed and discussed, Floyd

Wilkie motioned to approve the site plan review for adding three residential units for DeMatteo Properties, LLC. Tim Scanlon seconded the motion, and the Board voted all in favor.

The Board came out of the public hearing at 7:25 pm.

Privilege of the Floor

Jess Bartlett: Jess Bartlett came to talk to the Board regarding her site plan review. She came in before, and the Board had a couple of issues that Jess has since rectified and wanted to inform the Board. Jess submitted her site plan application and will be on December 13 at 6:30 pm. The Board was impressed with Jess's research and told her good job and they will see her next month.

Correspondence

Approve Road Names: The Fire Department has requested that the Planning Board approve three road names. The first two road names are within the Kelly subdivision; Kelly Way and Butterfly Street. Chris Kelly stated that those road names were approved long ago. Jade explained that they may have been, and something had slipped through the cracks in the years, and since the lots are selling and people are building houses, the State needs the names to be officially accepted to start addressing these roads.

The Planning Board would like to speak with the Selectboard about naming the Roads. The Board feels they don't have the authority to name the roads and are confused about when it became their duty. The Select Board would like to invite the Planning Board in for a meeting regarding the master plan and zoning ordinance so that the Chair can bring it up at that time. Jade will let the Board know what date it is.

Floyd Wilkie motioned to approve Kelly Way and Butterfly Street, Stuart Pitts seconded the motion, and the Board voted all in favor.

The last road name for approval is Larry Lane, off Owl Street. A one-lot subdivision was approved in 2005, and the road name on the plat was Garrity Street. There is already a Garrity Road in Campton, so the lot owners submitted the name of Larry Lane. The Board asked if they built the road that is supposed to be there. After discussion, Tim Scanlon motioned to approve Larry Lane, and Floyd Wilkie seconded the motion. Stuart Pitts abstained, and Tim, Floyd, Jack, and Chris voted in the affirmative.

The Board discussed not approving subdivisions until the road names are accepted.

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:54 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning & Zoning Coordinator