

Town of Campton
Planning Board Work Session Minutes
January 3, 2023

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

Public Attendees: Jennifer Elliott, James Shriner, James Tucker, and Jason Curley.

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

New Business

Jason Curley & James Tucker: Jason and James are brother-in-laws, and they and their family purchased 58 Spokesfield Road. They wanted to come in for a preliminary discussion on having their property as a family compound. They are looking at doing a cluster lot subdivision with six lots. There was a recent survey found that the lot is larger than what the Town or the deed says. Jade will forward the survey to the assessors so they can adjust it correctly. They presented the survey and a sketch of where the proposed driveways and houses will go. The Board stated that what they are proposing seems doable. There was discussion on the road and what the Board suggested they do. Jade asked to keep the maps to scan a copy of them; Jason agreed and stated he would be in the next day to grab them.

Jennifer Elliott: Jennifer owns Steeldust Farm off of NH RT 175 and will start phasing out the horse business. She would like to put self-storage units on her property. Jennifer had a drawing of where she would like to place the units. There is an ample amount of space as her lot is 42 acres. The Board explained to her that she is in a residential zone so they couldn't approve a site plan review without a variance from the ZBA. They also explained when and if she should go to the ZBA to have a more detailed drawing of the plan. Jade will reach out to Jen via email to explain the process.

James Shriner: James is interested in subdividing his lot into two lots. He has a two-acre parcel. James said he identified three main issues; soil type, wetlands, and road frontage. James said that if he measured adequately, he would have over 400 feet of frontage. The deed reads that there are 388 feet of road frontage. The Board wanted to be clear that wetlands do not go towards the acreage, so that also needs to be considered. Ultimately a survey will help determine all of these issues. James talked about contacting his neighbor Lori about the possibility of purchasing some land from her. James stated that there are two existing driveways to the property; the Board referred him to the State because Ellsworth is a State maintained road.

Privilege of the Floor

Stuart Pitts: There is a section in the proposed zoning amendments from FEMA that strikes out an entire paragraph about RVs, and Stuart suggested moving it elsewhere in the ordinance. Jade will look into this and let the Board know.

The Board had a healthy discussion on junkyards and that some properties around town could be cleaned up. Jade informed the Board that she talked to Laurel at NHDES, and some RSAs support the cleanup and removal of junk if a town does not have an ordinance. However, Jade pointed out that if you do it for one property, you have to do it for all those in a similar state.

Correspondence

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:37 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning & Zoning Coordinator