

Town of Campton
Planning Board Minutes
December 13, 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: Jess Bartlett

Call to Order: The Planning Board opened the meeting at 6:28 pm.

Approval of Minutes: The Board reviewed the minutes, and Chris Kelly offered to amend November 15, 2022, minutes, correcting "for the Kelly Subdivision to State Attorney General's Office." Floyd Wilkie motioned to approve the revised minutes from November 15, 2022, Stuart Pitts seconded the motion, and the Board voted all in favor. Floyd Wilkie motioned to approve the minutes from December 6, 2022, Stuart Pitts seconded the motion, and the rest of the Board voted in favor.

The Board opened the Public Hearing at 6:32 pm.

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Public Hearing Parker and Nelson Holdings, LLC: Jess Bartlett submitted a site plan review to turn the "old jailhouse" into a tiny residential home. Jess and her husband have done all the leg work and gotten all the state approvals that the Board requested. Stuart wanted to point out that this would be considered residential and not a detached accessory dwelling unit. You are allowed two residential units per acre, and there is already an apartment in the Dole mill, so this would be the second. Jess said that she would have to agree with the residential use. Stuart Pitts motioned to approve the use of the jailhouse as a residence. Floyd Wilkie seconded the motion, and the Board all voted in favor. Jess thanked the Board.

Correspondence

FEMA Amendments: The Board briefly discussed the amendments and how they are definition changes. Stuart expressed that one of the changes strikes recreational vehicles in the floodplain, and he is not sure if that is something we want to keep and move elsewhere in the ordinance. Jade will look into this and talk with Corey. The Board will hold the public hearing at the second meeting in January. Stuart Pitts motioned to move forward with the public hearing for the FEMA zoning amendments, Tim Scanlon seconded the motion, and the Board voted all in favor.

Privilege of the Floor

Stuart Pitts: Stuart brought up that the ordinance talks about the village precinct in passing but there is no physical description of it. Stuart is wondering if it is relevant anymore. There are no special

regulations in this zone. We've been talking about getting the ordinance cleaned up. Why is it listed if there are no regulations governing it? Jade will look into this as well and get back to the Board.

The Board then had a friendly discussion on Owl's nest, the things that have been approved, and the effect it could have on Campton. Jade is going to do some research on the regional impact and also keep an open line of communication with the Town Planner for Thornton. During this discussion, Sherrill updated the Board from PRLAC and how federal funds are available for a study regarding flow rates, wildlife, etc.

Jack Letvinchuk: Jack took a moment to thank and commend the Board and Jade for everyone's hard work and dedication.

Floyd Wilkie motioned to adjourn the meeting, Tim Scanlon seconded the motion, and the Board voted all in favor.

Meeting Adjourned at 7:05 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning & Zoning Coordinator