

Town of Campton
Planning Board Minutes
April 11, 2023

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

Public Attendees: Jessica and Sky Bartlett.

Call to Order: Chair Jack Letvinchuk opened the meeting at 6:29 pm.

Approval of Minutes: Stuart Pitts stated he was absent during the meeting on March 21, 2023, and his name was listed as an attendee. Jack Letvinchuk motioned to approve the minutes as revised, Floyd seconded the motion, Stuart Pitts abstained from the vote, and the rest of the Board voted all in favor.

Jack Letvinchuk motioned to approve the minutes from the joint meeting with the Selectmen on March 24, 2023, Tim Scanlon seconded the motion, and the Board voted all in favor.

Stuart Pitts had a correction for the minutes from April 4, 2023. Stuart stated that the Covered Bridge Farm Table needed an updated site plan. Jack Letvinchuk motioned to approve the revised minutes, Stuart Pitts seconded the motion, and the Board voted all in favor.

Public Hearing

The Board opened the Public Hearing at 6:36 pm.

Squiggles Mini Golf Site Plan Review: Jessica and Sky Bartlett applied for a site plan review for 9-hole mini golf. The Board reviewed the site plan map, and a discussion ensued. Sky stated that the State recommended that they have signs up for entering and exiting for the vehicles. Their sign permit was approved. The Board asked that they put on the site plan indicating where the greenspace will be, which two designated parking spots are located for the residence on the property, and to show where the entrance and exit signs will be for vehicular traffic.

The Board closed the Public Hearing at 7:10 pm.

Floyd Wilkie motioned to conditionally approve the Squiggles Site Plan review with the following conditions:

- Add a note on the site plan indicating that there will be signs stating where the entrance and exits for vehicular traffic are and that one of the signs will be on the neighboring property on parcel id 4/7/4.
- Indicate where the 15-foot green space will be located on the site plan.
- Show on the site plan the two designated parking spots for the residence that is located on the property.

Stuart Pitts seconded the motion, and the Board voted all in favor.

Privilege of the Floor

-None-

Board Concerns and Directives

-None-

Correspondence

12 Southmayd: Jack Letvinchuk and Karl Kelly had a site visit to the property regarding the sign. The sign is much larger than what's permitted per the zoning ordinance. After some discussion, the Board requested Jade send a letter to the property owner to invite them to speak with them in a meeting.

Unmundane: The Board asked what was happening in the old Unmundane café building. It appears there is some renovating going on. Jade stated she didn't know but noticed the renovations as well. The Board knows there is an apartment on the structure's upper level and the old store downstairs. If they are converting the retail space into residences, they must come in for an updated site plan review as it is a change in use. There was also a discussion regarding the sign that is on Rt 49, and that it is misleading, and would like to see it be covered up. Jade will send the owners a letter.

Floyd Wilkie motioned to adjourn the meeting, and Tim Scanlon seconded; the Board voted all in favor. The meeting adjourned at 7:24 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator