

Town of Campton  
Planning Board Work Session Minutes  
May 2, 2023

**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, Zoning, and Assessing Coordinator.

**Public Attendees:** Craig Keeney, Ed Hoyt, Shawn Flynn, Jesse Silvia, Randy Bickford, and there was Scott on Zoom.

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

Jack Letvinchuk adjusted the agenda by having the ordinance inquiry first because two people here had related topics and wanted to keep them together.

**New Business**

**Ordinance Inquiry:** Craig Keeney wanted to come and inquire about the zoning ordinance. There is a neighboring property that has a commercial operation going on. Craig explained that loads of logs get dropped off and that there is processing to make it into cordwood. Then the lot owner delivers the cordwood. Sometimes the operation starts very early morning, and a woodstove on the property is consistently burning. It makes it very hard to open their windows as the smoke enters their house. The Board discussed that it wouldn't be considered an in-home business because there is no house on the property. After a lengthy discussion, the Board suggested Craig take his complaint to the Select Board. Jade stated she would bring it up to get on the agenda but would also like a couple of Planning Board members to attend. Jade will let everyone know when the meeting is scheduled.

**Sign Inquiry:** Jay Silvia has a business; his principal address is at the old Unmundane café on NH RT 175. Recently the sign for the old business was taken down, and Jay would like to know if he would be allowed to replace the sign with one for his business. After the Board talked, it was determined that Jay could replace the sign long as it was nothing larger than what was there.

**Owner of the Unmundane Café:** The Planning Board asked Jade to send a letter to invite the owner of the Café to speak about the interior renovations in the building. The owner explained that he would like to put two one-bedroom apartments where the store was. The Board explained to him that the lot was not large enough to have more than one residence, and whereas there is already a 3-bedroom residence upstairs, Shawn would have to apply for a variance. The Board explained the reasons and pointed out in the ordinance where it stated that. Shawn has options, and after he weighs them out and determines what he would like to move forward with, he will reach out to Jade.

**Matthew Moore:** No show; this was a preliminary discussion for a site plan regarding the Pengiun gas station.

**Privilege of the Floor**

**Ed Hoyt:** Ed wanted to ask the Board about the possibility of adding a one-bedroom apartment above his renovated garage on US RT 3. The Board explained that he is in the commercial zone but not the overlay, so mixed-use is prohibited. Therefore, Ed will need to apply for a variance. Jade told Ed just to reach out or come see her, and she could walk him through the process.

**Randy Bickford:** The Planning Board asked Jade to send a letter to the owner of the building on Southmayd that is being renovated. The sign that was constructed is too large. Jack met with the code compliance officer, Karl Kelly, to check out the sign. It is bigger than what the zoning ordinance allows. Randy said he is not fighting it and will do what he must to comply. The Board commended the work being done and how good the building looks. The Board thanked Randy for coming in and being transparent about everything.

### **Board Concerns and Directives**

**Stuart Pitts:** Stuart wanted to bring to the Boards attention that if there is a site plan approved and there is no action taken after five years, the applicant would need to comply with any new rules since the approval.

**Sign Ordinance:** There was discussion regarding when a sign permit is approved, that we should have a picture on file as to what the sign looks like, so in the future, if there have been any additions to the sign, the Town has it as a backup to show what was actually approved.

**Open DES case:** The Board inquired if DES has followed up on the property on US RT 3. The last time they said the case was still open, but the department was short-staffed and would get to it when they could. One member stated that the property now has class C motorhomes near the river and is closer than 250 feet. There was a discussion about the subject property, and the Board requested that Jade reach back out to DES for a follow-up.

### **Correspondence**

**Junkyards:** Jade met with DES regarding junk yards and “junky” yards, and though the Town has no ordinance on it, there are RSAs to lean on. There is a difference between the two; no motor vehicle junkyards are currently in town. Some properties have had complaints about it. Jade wanted to bring this up before she researches any father, if this is something the Planning Board supports, and would need to work in tandem with the Selectmen. The Board suggested bringing it to the Selectmen to get their input and then can decide whether to move forward.

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, and Assessing Coordinator