

Town of Campton
Planning Board Minutes
June 13, 2023

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

Public Attendees: Sarah Dresaj, John Anderson, Gary & Donna Strong, Chris Adams, Jackie Dearborn, Janet Lucas, and Justin Milazzo.

Call to Order: Chair Jack Letvinchuk opened the meeting at 6:30 pm.

Approval of Minutes: Chris Kelly had a revision to the minutes from May 9th, 2023. He asked to put in the minutes that the Board does not approve business plans. Chris Kelly motioned to accept the minutes as amended from May 9th, 2023. Stuart Pitts seconded, and the Board voted all in favor.

Chris Kelly motioned to accept the minutes written from June 6th, 2023. Floyd Wilkie seconded the motion, and the Board voted all in favor.

Public Hearing

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

Profile Spirits: Sarah Dresaj and John Anderson, owners of Profile Spirits, the updated site plan review intends to move where they originally wanted the distillery to be. They provided plans to the Board that showcased the parking, which the Board asked them to put on the plan. The Board members asked who the surveyor was and where the measurements came from. John stated that he did the measurements. The Board told John that the measurements and plat needed to be done by a licensed surveyor. Sarah stated she thought they only wanted them to emphasize the parking, and the Board did say that, but they also said a completed plat. Jack asked if anyone else had more questions or comments, being none; the Board closed the Public Hearing at 6:41 pm.

Floyd Wilkie motioned to approve the Profile Spirits site plan review conditionally. The conditions are

- There needs to be a scale on the plat
- The plat must have a surveyor stamp
- The plat must have a signature block for the PB to sign

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

New Business

Jackie Dearborn & Chris Adams: Jackie, one of the owners of a property off US RT 3, and her tenant, Chris Adams, were invited in to talk to the Board about possible violations. Sherrill Howard leads the discussion, as she has a lot of knowledge regarding environmental topics. Sherrill started by asking Chris if he had obtained any permits from DES, and he stated no. He said a lady from EPA came to the property and told him what the setbacks were, and he stated it was 25 feet from the river. Sherrill explained to him that no tent, trailer, or recreational vehicle should be closer than 100 feet from the ordinary high water mark. He has an RV, a hot tub near the river, and a listing online for camping. The Board told Chris that they would have Jade draft a letter reiterating what his steps should be. Chris thanked the Board.

Gary and Donna Strong: Gary was invited by the Planning Board due to a complaint by the neighbor. Gary has a firewood operation and has for 50 years on his parcel off RT 175. The Board explained to Gary that the neighbors complained about the noise, smoke, and eyesore of a commercial operation in a residential neighborhood. Gary stated that his operation is his livelihood; the Board and neighbors intend not to shut him down, but they are asking to try to be more compliant. The Board requested Gary to stop the smoke, which goes into the church and neighbors' windows and is a nuisance. To not start operations before 8:00 am on weekdays and 9:30 am on weekends. They also suggested removing old junk on the property that hasn't been touched or used, or that will never be used again, to get it looking more neat and residential as possible. Gary agreed to the conditions and thanked the Board.

Privilege of the Floor

Justin Milazzo: Justin came for a preliminary discussion with the Board regarding a deli he would like to open. He will rent a space on Southmayd next to the post office. Justin will offer deli meats, sandwiches, desserts, and a salad bar. There will be a patio, and there will be no indoor seating. The Board stated that they would want designated spots for the business and explained the requirements for signage. Justin thanked the Board.

Board Concerns and Directives

Website: The Board suggested putting a sample plat online for reference when applicants need to provide one.

Ex-officio: Jack Letvinchuk brought up that there hasn't been an ex-officio to a meeting in several months. After the election, the ex-officio went from Dan Boynton to Nik Coates, and there hasn't been an ex-officio at a meeting since roughly February. It is concerning that there are times when it would be helpful to have the ex-officio at the meetings so the information gets to the rest of the Selectmen.

Correspondence

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