

Town of Campton
Planning Board Work Session Minutes
July 11, 2023

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

Public Attendees: Richard Martins, Joann Moser, Chad Stocker, Jon Warzocha, and there was Scott on Zoom.

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

Jack Letvinchuk couldn't attend the meeting, and Stuart Pitts ran the meeting.

New Business

Joann Moser: Joann owns the old Inn on Owl Street. She has been working on renovating the property and decided she was not going to operate it as an Inn and decided to make it a two-unit building. The footprint did not change. Stuart explained that the ordinance allows two units per acre. Joann's lot is one-third of an acre. The Board advised that Joann apply for a special exception from the Zoning Board of Adjustment. Joann thanked the Board.

Richard Martins: In 2015, Richard merged his house lot with a land-only parcel, and he now wants to un-merge the lot back off. The Board said it could be done, but it would be a subdivision, even if it were only one lot. The lot can be recreated. It would just need to comply with the current zoning regulations. Richard has a survey that he asked if he could use, he can, but he will need to have a surveyor restamp the plat. 90% of the work is done; Richard doesn't plan on changing the lot size or anything. Richard thanked the Board and stated he would reach out to Jade.

Rising Ridge Reconfiguration: Jon Worzocha and Chad Stocker met with the Board regarding reconfiguring an LCJ subdivision. Last year they reconfigured the lots, and the Board had to rescind the prior subdivisions to be able to approve the new one. Jon said that they are reconfiguring the lots a little more. They want to extend the road and add some additional lots. The Board asked about water, and Jon said the lots are large enough to have a well and septic on each, and the wells would have to be around 1300 feet deep. They will need to get permission from the electric company because there is a ROW. There was a discussion on where they were going to put the cistern. This is very preliminary, but Jon and Chad wanted to come in and inform the Board that this will be coming to fruition in the fall.

Privilege of the Floor

-None-

Board Concerns and Directives

Sherrill Howard: Sherrill asked Jade for an update on the charrette because the dates were confusing. Jade stated that the charrette will be held on September 15 and 16 and that she has been working on a flyer and write-up regarding the charrette to get out to the public. That will be coming out next week after the selectmen review.

Stuart Pitts: Stuart brought up having LCJ post a bond for the road. Stuart explained the issues from the past where a subdivision is approved, and the road is either not built, and it is only a paper road, or it is built incorrectly. This would ensure it gets built properly. Stuart also mentioned the land dedication at the Owls Nest; Jade will look into it.

Craig Engel: Craig is the Chair of the Select Board, and he was glad to be present as there hasn't been a Selectmen attending a Planning Board meeting in a very long time. Craig asked the Planning Board to attend a Selectmen's meeting so everyone could get on the same page. Craig said his goal is to attend at least one meeting a month. Stuart suggested the work session because those are the meetings where there's typically more information and preliminary discussions.

Roadways, Paper Roads, and Driveways: There was a lengthy discussion regarding the acceptance of roads, paper roads, and driveway permits. Currently, the Town does not require landowners on private roads to get a driveway permit through the town. If they choose to, then the town will accept payment and give the application to the Road Agent. Jade explained that she and Ron Farnsworth, the Road Agent, went to inspect to finalize driveway permits; out of twenty, only three were approved. Some were not started yet, some were not built correctly, or they needed a culvert.

Stuart brought up that the developers need to be held accountable so that the roads get built. The town has had a few instances where a subdivision was approved, but the road was never built; these are called "paper roads." Although the road was never built, the landowners still have road frontage. This creates much confusion and leaves the landowner responsible for building the road to their lot up to standards. Jade encouraged the Board that in the future if a subdivision comes to them with a road, they can conditionally approve with the stipulation of the road being built and inspected by an engineer or require compliance hearings.

Correspondence

Sub Shop: Justin Malizzo was looking for clarification if he needs a surveyed site plan to open the sub shop. The Board stated he does not, but he needs to have a plat with precise scale and clearly show where tenant parking will be and where customer parking will be.

Gary Strong: Gary came in to tell Jade he received the letter and that he will do his best to fulfill the wishes from the Board; however, he does have some health issues he is addressing, so it may take a little longer.

Stuart Pitts motioned to adjourn the meeting, and Chris Kelly seconded; the Board voted all in favor. The meeting adjourned at 7:55 pm.

Respectfully Submitted,

Jade Hartsgrrove
Planning & Zoning Coordinator