

Town of Campton  
Planning Board Minutes  
August 8, 2023

**Board Attendees:** Jack Letvinchuk, Chair; Stuart Pitts, Vice-Chair; Tim Scanlon; Sherrill Howard, Alternate; Jake Tuck, Alternate; Craig Engel; Ex-Officio and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

**Public Attendees:** Kevin French, David Sanborn, John Frawley, John Gallagher, and Samuel Agustus.

**Call to Order:** Jack Letvinchuk, Chair, opened the meeting at 6:30 p.m.

**Approval of Minutes:** Stuart Pitts motioned to accept the minutes written from July 18<sup>th</sup>, 2023. Sherrill Howard seconded the motion, and the Board voted all in favor.

**Public Hearing**

The Board opened the Public Hearing at 6:33 p.m.

**David Sanborn Subdivision:** Kevin French, agent for David Sanborn, explained that David is looking to subdivide a piece of land with storage units separate from the 603 Auto. Due to the road frontage requirement, a special exception is required. The Planning Board stated that they would need to apply to the ZBA for that; Kevin agreed that they would but wanted to come to the Planning Board first for a recommendation. The intent is to turn the building that had the storage units into a multi-family residential unit. They have state approval. After completing the special exception and subdivision, they must return for a site plan review. After discussion, it was determined that this hearing should be continued so they could go before the ZBA. Stuart Pitts motioned to continue the hearing until September 12<sup>th</sup>, 2023, at 6:30 p.m. Tim Scanlon seconded the motion, and the Board voted all in favor.

**New Business**

**Ski Fanatics Relocation:** John Gallagher, owner of Ski Fanatics, is looking to relocate his business for various reasons that have become an immediate need. His current landlord imposes new fees, higher rent, and other changes. All the changes and increases equate to roughly a 35% increase. He would like to move his business to 15 Southmayd St. Luckily, the last approved site plan review for this parcel was for a ski shop. The Board requested that they bring the lot up to what was approved on the 2012 site plan, for example, the parking. The Board wants them to clean it up and define the parking spots. Stuart Pitts stated that if they have a dumpster on the property because they are in the overlay zone, they will need to have the dumpster screened. The Board asked if there is enough parking, and John stated he thinks there is, and if he needs to restructure some things this winter season, he will do what he needs to. After the discussion, Jack Letvinchuk motioned to reaffirm the site plan from 2012 and 60 days to upgrade the parking lot; Floyd Wilkie seconded the motion, and the Board voted all in favor.

**Privilege of the Floor**

-None-

**Board Concerns and Directives**

**Tim Scanlon:** Tim Scanlon asked about the parking lot next to 12 Southmayd; he had some issues when he had his food truck there and would like to know the true owner.

### Correspondence

**Charrette Update:** Jade updated the Board of Charrette and informed them they would be invited to a stakeholder meeting, and if they cannot attend, there are two other public sessions.

**Craig Engel:** Craig stated that Jade and Corey had been working on writing down the site plan and subdivision process.

**Slumberland:** Jade has not heard back from Chris, who has been operating Slumberland. Jade will look at the certified letter dates and get back next meeting.

Tim Scanlon motioned to adjourn the meeting, and Sherrill Howard seconded; the Board voted all in favor. The meeting adjourned at 7:24 p.m.

Respectfully Submitted,

Jade Hartsgrove  
Planning, Zoning, and Assessing Coordinator