

Town of Campton
Planning Board Minutes
September 12, 2023

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

Public Attendees: Kevin French, David Sanborn, May Brosseau, Rebecca Brosseau-Bickford, Jason Bickford, Steven Garland, Sam Plaisted, Theron Comeau, Kathy Lewis, Jeff Lewis, John Haartz, and Ann Haartz.

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

Before the meeting started, the Chairman said he would like to start taking roll-call votes and documenting the decisions by roll-call.

Approval of Minutes: Stuart Pitts motioned to accept the minutes written from August 8th, 2023. Chris Kelly seconded the motion with a roll-call vote; Floyd Wilkie, yay; Timothy F. Scanlon, yay; Jack Letvinchuk, yay; Stuart Pitts, yay; and Chris Kelly, yay.

Public Hearing

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

David Sanborn Subdivision Continuation: Kevin French, agent for David Sanborn, explained that David wants 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 ZBA granted a special exception for reduced road frontage. After the subdivision, they must return before the Planning Board for a site plan review for the multi-family use.

Chris Kelly asked David about the culvert size; David stated he couldn't remember what size it was but that he would check. Chris made it known that it should be a 15" culvert. David explained that DOT wants the apron repaved and the driveway to be fixed because of runoff. Stuart stated that when they return for the site plan review, they indicate on the plat that it is a 15" culvert.

The Board came out of the public hearing at 6:50 p.m.

Jack Letvinchuk asked if anyone had further questions, there being none; Stuart Pitts motioned to approve David Sanborn's two-lot subdivision as proposed. Floyd Wilkie seconded the motion and with a roll-call vote; Floyd Wilkie, yay; Timothy F. Scanlon, yay; Jack Letvinchuk, yay; Stuart Pitts, yay; and Chris Kelly, yay.

The Board entered another public hearing at 6:51 p.m.

May Brosseau Site Plan Review: May Brosseau came to the Board for a site plan review. Mays house currently has three separate units in it, which classifies it as a multi-family and needs site plan approval. May explained that in 2008, she and her husband, Charlie, built an addition to the house because they had been caring for an elderly man. They made him his own living space, as nurses came to care for him, and a separate entrance made more sense. It was through this time period and ended up adding one on top of another; two one-bedroom units are 800 sqft each.

There is ample space for a multi-unit, and it was mentioned that the Town has known about the property for years. To align with the town processes and to stay consistent with the procedures in place. After discussion, the consensus of the Board was they saw no issues but would like to see the surveyed plat showing the driveway, setbacks, parking spaces, and structures.

The Board came out of the public hearing at 6:44

Jack Letvinchuk asked if anyone had further questions, there being none; Floyd Wilkie motioned to conditionally approve the site plan review with the conditions of a surveyed plat showing where the driveway, setbacks, parking, and structure locations are. Chris Kelly seconded the motion and with a roll-call vote; Floyd Wilkie, yay; Timothy F. Scanlon, yay; Jack Letvinchuk, yay; Stuart Pitts, yay; and Chris Kelly, yay.

Old Business

Dam Brewhouse Plat: The Board conditionally approved the site plan review for the dam brew house wanting to distill spirits. The conditions were: 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, and after review of the plat, everything requested was provided. The Chair and Vice-Chair signed the two plats.

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. Jade met with a representative from NHDOT, and it was determined that it is unclear, and to know the real bounds would be to have it surveyed. The Board would like to recommend the Select Board to get the property surveyed officially.

Correspondence

Follow-Up Certified Letters: Jade informed the Board that the certified letters that were sent to a couple of different property owners have been past the 60-day timeframe that was given. Jade is looking for a recommendation on how the Board would like to proceed. After discussion, Jade will go with the board's request and work on it.

Chris Kelly motioned to adjourn the meeting, and Stuart Pitts seconded the motion with a roll-call vote; Floyd Wilkie, yay; Timothy F. Scanlon, yay; Jack Letvinchuk, yay; Stuart Pitts, yay; and Chris Kelly, yay. The meeting was adjourned at 7:28 p.m.

Respectfully Submitted,
Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator