

Town of Campton
Planning Board Work Session Minutes
November 7, 2023

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

Public Attendees: Heather and Richard Stanley, Mark Vander-Heyden, and Barry Van Demore. On Zoom, the public attendees were Christian Murray, Dmitriy Shangin, and Scott DeMatteo.

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

New Business

Sunset Pines LLC Preliminary Discussion: The new owners of 7 Six Flags Road, where A&H used to be, came in for the work session to talk with the Board. Heather and Richard own Porter Paving, and they intend on using the location to house some of their vehicles and to work on them when needed. This will not be a base hub, as that is in Franklin. They submitted a site plan, drew on the plat where the parking spaces are, and explained that they would like to add a split rail fence along the front of the property on Six Flags Road. They will paint the building and plant some greenery. The Board had asked about drainage, and Richard stated that there were issues with the drainage but would remediate that once they paved in the spring. The Board would like to see a plat showing the contouring, the current lighting, and the drainage.

Pond Road Subdivision: Christian Murray came in a few weeks ago to talk to the Board about a possible subdivision on Pond Road. The very preliminary discussion, they were thinking about nine lots but since have hired a surveyor and reconfigured it to six lots with 3 shared driveways. After talking it came up that anything over five lots needs fire suppression, so Jade will send the Fire Chief an email, with Christian copied on it. Jade also brought up showing the proposal to the Road Agent about the driveways; she will also send Ron an email with Christian copied on it. The Board said it seemed doable, but Christian must go through the process for approval.

Privilege of the Floor

Barry Van DeMore: Jack asked if anyone attending had anything to discuss. Barry Van DeMore wanted to bring to the Boards attention about a subdivision that was approved and is now sorting through some issues. There was a one-lot subdivision off Owl Street. On the approved plat, there are two lots that have frontage off what is now "Larry Lane." There is a dispute on whether or not one owner owns the whole thing, and now doesn't want to share access. The deeds do not reflect ownership or access for the other lot, and Barry just wanted to bring the to the Boards attention. The Board explained that the road what not built how it was supposed to be to begin with, and the owners were still issued a zoning compliance application. The Town at the time had reached out to legal counsel regarding the topic, and was told they couldn't deny a zoning compliance application.

Correspondence

Strong Property: Jade reached out to Gary to get an update on his progress on his property. Gary came in and explained that he had some health issues that he was out of commission from, and then a close family member became very ill. He has stopped burning in the woodstove on the property, and stated he

does what he can when he can. The Board stated to reach back out to him and just ask that continue to progress in cleaning up the property.

Slumberland: There is no real update, other than there was a formal complaint filed with NHDES regarding the shoreland issues. Once Jade receives correspondence and has an update, she will be sure to inform the Board.

Village Pond Condos: There is an owner of a condo at Village Pond that called and asked about building 2-3 garages behind his unit. Jade pulled the site plan and stated that garages on the property were not part of that approval, so the condo association would need to come before the Board for an updated site plan approval before a zoning compliance application would be given. The Board agreed, and if the gentleman contacts again to reiterate the process.

Scott DeMatteo Update: The only discussion that took place was the Board acknowledged that the ZBA received an administrative appeal from Scott DeMatteo's attorney's office.

Beebe River Business Park, LLC: Mr. Andrews applied for site plan approval in 2020 on one of his properties located on Beebe River Road to turn a warehouse into storage units. No action was taken until recently as there have been a few inquires as to what he is doing down there. It appears the work that is going on is on his other property that he did not get site plan approval for. Jade will send Mr. Andrews a letter to invite him to speak to the Board. To note: in 2020 when he came for site plan, all abutters were noticed properly, and the procedures were correct, however, during COVID the certified that were sent out, most of them were never signed for because of the restrictions and they would just rip off the greenies and write "covid19" on the signature line.

Signage, Parking, and the Overlay Zone

The Board talked about several ideas for amendments, and a lot of them regarding the sign ordinance. After a brief discussion, Jack asked the Board members to come to the next meeting with their ideas because the timeframe is getting shorter.

Board Concerns and Directives

-None-

Jack Letvinchuk adjourned the meeting at 7:58 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator