

Town of Campton
Planning Board Minutes
January 10, 2023

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

Public Attendees: Allen Hughes and Marie Sheehan.

Call to Order: Vice-Chair Pitts opened the meeting at 6:30 pm. Stuart is acting as the chair for the night because Jack is on zoom, and the audio is cutting in and out.

Approval of Minutes: Stuart had a correction on like 28 to change from “tiny home” to just “residence.” Floyd Wilkie motioned to approve the minutes from December 13, 2022, with the correction, Tim Scanlon seconded the motion, and the Board voted all in favor.

Stuart stated that the only change for the January 3rd minutes was at the top; it usually says “work session” when it’s not a regular meeting. Floyd Wilkie motioned to approve the minutes from January 3rd, 2023, with the correction, Tim Scanlon seconded the motion, and the Board voted all in favor.

Public Hearing

Stuart Pitts opened the Public Hearing for the zoning amendments presented by the NH Office of Planning and Development at 6:34 pm. The following are the changes that were identified during a review by the NH Office of Planning and Development on September 1, 2022, of Campton’s floodplain regulations. No changes to the Town’s Site Plan Review Regulations or Subdivision Regulations are needed in regard to the floodplain. The changes proposed are definition changes. There was light discussion on what the floodplain ordinance does.

With no further discussion, the Board came out of the Public Hearing at 6:40 pm.

Floyd Wilkie motioned to accept the floodplain amendments proposed by the NH Office of Planning and Development; Tim Scanlon seconded the motion, and the Board voted all in favor. Jade will work on the language for the ballot to forward to the Town Clerk.

Privilege of the Floor

Marie Sheehan: Marie wanted to speak to the Board about moving her business into her home off Heights Road. She is a hairstylist and has had her business for thirty years. She explained that there are some issues with a neighbor, and she is frightened and explained some events that have taken place. The Board told Marie that she could move her business into her home. Marie explained that the State would come in and inspect it before she could operate it. There was a discussion on the parking situation and if there is enough room. The Board encouraged her to let her clients know to turn around in her driveway rather than back out into the street. Marie can have a 2 sqft sign on her home for the business.

Correspondence

Jen Elliott: Jade drafted a letter for Jennifer Elliott regarding her wanting to put some self-storage buildings on her property. Jade felt that a letter from the Board would be more appropriate than a building permit for the units. If Jen met the setback requirements, the application would be denied. The zoning compliance applications are solely for structures and not their use of them.

Eversource: Eversource Energy intends to conduct routine maintenance and repair activities along the electric transmission line in town. The project is replacing approx. 29 poles and 9 previously replaced steel structures.

Mapping: Jade was happy to announce that all the town mapping was updated as of 12/31/2022 and has been printed and updated on the website.

Stuart Pitts motioned to adjourn the meeting, and Jack Letvinchuk seconded; the Board voted all in favor. The meeting adjourned at 7:10 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator