

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

Board Attendees: Jack Letvinchuk, Chair; Floyd Wilkie, Stuart Pitts, Chris Kelly (zoom); Tim Scanlon, Dan Boynton, Ex-Officio; Jake Tuck, Alternate; and Sherrill Howard, Alternate. Jade Hartsgrrove, Planning, Zoning, and Assessing Coordinator.

Public Attendees: Bowen Yan, John Frawley, Samuel Augustus, and Matt Yeaton.

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

New Business

Samuel Augustus: Samuel was originally on the agenda to talk about doing a cluster lot development, but that didn't work out, and he has other questions for the Board. Samuel owns the rental units next to the post office (the old ski shop), and he would like to convert the commercial building into residential units. There is a housing crisis, and Samuel would like to contribute positively to the issue. The Board asked how big his lot was; Samuel stated it was 2 acres. The Board explained to him that he would need to apply for a variance because he already has too many rental units per the zoning ordinance. The Board asked how many units is he looking to add. John Frawley said as many as the ZBA will approve a variance for. Jade explained that when they submit an application to the ZBA, they will want a specific plan for their application.

Bowan Yan: Bowan wanted to talk to the Board about purchasing a lot and adding three small rental cabins for short-term rental. Bowan provided a photo of what the cabins are going to look like and told the Board he is looking at a lot on Seven Sisters Circle. Stuart said it was possible but needed to develop a cluster lot. There was a discussion on cluster lot developments. The Board explained the process to Bowan, and Jade can send it via email in the morning. The Board suggested that he return to a work session before the final submission.

Privilege of the Floor

-None-

Board Concerns and Directives

603 Auto: The parcel owner has had surveyors out doing some work, and a subdivision will be submitted soon.

RT 49 Bridge: DOT met with the BOS to talk about the green bridge on RT 49. The bridge is red-listed, and they need to repair or replace the bridge. The bridge is functional. This is a long process, and they are looking at doing it in 2030; until then, they will continue to monitor the bridge.

Road Discussion: Jack attended the BOS meeting to hear about the bridge and the roads. Jack stated that at the meeting, he reminded the Selectmen that the Planning Board should be a part of the discussion and planning for the future of the roads. The Selectmen are having a meeting on the 15th to discuss this at 6:00 pm. HEB will be present. Once the agenda becomes available, Jade will forward it to all the members.

Correspondence

DES: The Board received communications from DES regarding the remediation at the “Mobil” and that everything has been completed, and the case is closed.

Warrant Article/ Town Report: Jade provided copies of the language for the warrant article and the Town Report.

Short-Term Rental: Granicus has reached out requesting to meet with the Board regarding short-term rentals. Jade would like to know if that is the way the Board is wanting to go at the moment. The town of Lincoln has used Granicus to manage its STR. The Board asked Jade to reach out to Carina Park regarding the company and the process. At this time, the Board is going to hold off on the meeting.

Updated Application: Jade provided an updated subdivision/site plan review application. The abutter fees are incorrect, and they need to be updated. The font was changed, and the application looks cleaner.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator