

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

Board Attendees: Jack Letvinchuk, Chair; Floyd Wilkie, Stuart Pitts, Chris Kelly (zoom); Tim Scanlon, and Sherrill Howard, Alternate. Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

Public Attendees: Gary Manson, Jessica Bartlett, and Allen Meringolo.

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

New Business

Gary Manson: Gary Manson came before the Board on behalf of his wife, Sandra Manson. Sandra is the trustee of Mary Durgin's estate. They want to subdivide off J&M imports from the house as they wish to sell the house and keep the garage. The issue is that there is insufficient road frontage per the zoning ordinance. Gary wanted some guidance on whether this is possible and how to proceed. Gary questioned if the tax map had the correct road frontage. Gary also asked about a ROW on his son's lot that abuts the Durgin house lot. After discussion, they determined that it was not a ROW but a driveway and that they should get the lot surveyed before Gary and Sandra proceeded. Gary stated he has a surveyor lined up for spring and thanked the Board.

Jess Bartlett: Jess came to speak to the Board because she wants to open a mini golf course on the empty lot next to Juju Froyo. Jess provided sketches and information on the mini golf course. The Board had concerns with the parking lot. They stressed to Jess that there needed to be ingress and egress. The parking spaces must be 10x20. Jess stated that they were going to do nine parking spots. The Board would like Jess to get approval from the State, and they already had an approved driveway permit. They also will need a buffer as the parcel is in the overlay zone. Jess thanked the Board for their time and will get this information to Jade and submit the application for site plan review.

Privilege of the Floor

-None-

Old Business

STR Discussion: Allen Meringolo attended the meeting because he was interested in the STR discussion as he has one up in the Estates. Allen compiled an analysis regarding STR and provided copies to the Board. Jade also reached out to Carina, the Town Manager of Lincoln, to ask about Granicus, a company that is used to manage the town's STR. Carina provided some information along with the pros and cons. The Board also talked about the purpose of the regulations. Would it be for revenue, control, or restriction? Stuart asked if there were permits or regulations and the liability on the Town. Chris stated that the permit would be like any other permit; the owner signs off saying they are going to do what they are supposed to; essentially, it puts the liability on the owner and not the Town. After a lengthy discussion, the Board decided that they would like to table the topic and monitor the situation.

Board Concerns and Directives

Approved Code Compliance Applications: Jade provided the Board with an updated list of approved compliance applications, and there was a question about Cory Costellos. He was approved for a commercial barn to put his equipment in. Because of the zone, he needed to apply for a variance when he

put his business in on the Owl Street property. After discussion, it was determined that having a new structure is completely separate from the variance.

Correspondence

AOT Permit: We received an alteration of terrain permit for Eversource regarding the poles they are replacing.

Duplex VS. Multi-Family: We have a potential buyer for a lot in Campton who wants to put in a duplex. I have provided the State definition of Multi-Family, which is anything over two units. The buyer, in theory, would need to fill out a building permit and meet all setback requirements with no site plan required.

Dam Brewhouse Profile Spirits: The Fire Chief told me that the owners want to make spirits on-site. They have not contacted me in the office about this.

The new RSA books came in, and Jade distributed the books to the members.

The next meeting will be held on the 21st, as next Tuesday is election day.

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator