

Town of Campton  
Planning Board Work Session Minutes  
April 4, 2023

**Board Attendees:** Jack Letvinchuk, Chair; Stuart Pitts, Vice-Chair; Tim Scanlon, Chris Kelly (on Zoom); Sherrill Howard, Alternate; and Jake Tuck, Alternate. The Planning and Zoning Coordinator was absent from this meeting, and Minutes Recorder Natasha Egger was taking the minutes for this meeting.

**Public Attendees:** Sean Tole, James Cahill, Mark Canfield, Ryan Timms, and Wayne Charron. On Zoom, Linda Seward, Frank Marsh, and Nancy Stewart.

**Call to Order:** Chair Jack Letvinchuk opened the meeting at 6:30 pm.

**New Business**

**Waterville Estates Village District Planning Board:** Members of the Waterville Estates Village District Planning Board, Marc Canfield, Chairman of the Waterville Estates Planning Board, and Ryan Timms, member of the Planning Board, introduce themselves and presented to the Planning Board the proposed Master Plan for Waterville Estates Village District.

This master plan was established in September 2020 and set up with the intention of exploring the future adoption of a zoning ordinance. This plan hopes to improve the village district's ability to maintain the roads and water infrastructure. The vision of this master plan is to outline the Natural Environment, Facilities and Services, Recreation, and the existing and future land use in the front.

The Planning Board had concerns, such as the master plan being in compliance with the ordinance of the Town of Campton, abiding by regulations and rules, and communicating with neighboring towns. Marc did explain that they are still in the working process of this master plan, and there is no deadline, but he would like to have this completed as soon as possible.

**Charrette Discussion:** Sherrill Howard reviewed the last meeting that the Planning Board and Board of Selectmen had with the members of Plan NH. She explained that the real focus of the Charrette was the intersection at Route 49 and the dam on Route 175. In doing so, this makes that area a focal point, bringing tourists and, hopefully, business growth. In time they would like to expand down Route 49 toward the I-93 Highway. The Charrette will need to be done in phases. Sherrill explained that the Grant Selectman Boynton hoped to utilize to pay for this Charrette was not available. Rita Sabastian from the Climate Committee will be looking into other funding available. The next meeting is proposed for September 15<sup>th</sup>. Some ideas were brought up, such as utilizing the railroad system and/or designing a bike bridge or path. Sherrill will be looking into this to present at the next meeting.

**Privilege of the Floor**

-None-

**Board Concerns and Directives**

**Covered Bridge Parking:** The Covered Bridge is expanding its parking space by up to 25 %. It will be expanding NE from where the parking spaces are currently. Vice-Chair, Pitts explained that they will not need a new site plan; however, he wants to ensure they are within their setback. He wanted to know how many additional parking spots it would house. Chair, Letvinchuck said they will have Planning/Zoning Coordinator, Jade Hartsgrrove, reach out to the owners for more information.

**Modest Holdings Building Sign:** Stuart wanted to mention that there is a huge sign in front of the building. Chair, Letvinchuck said it looks to be more than the required footage that the sign ordinance requires. Vice-Chair, Pitts, agreed that it is over the footage all around. Jack said that he has talked to the contractors already, but Jade has already contacted them on the sign issue.

**Correspondence**

-None-

The meeting adjourned at 7:35 pm.

Respectfully Submitted,

Natasha Egger  
Minutes Recorder