

Town of Campton
Planning Board Minutes
May 9, 2023

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

Public Attendees: Grant Wenhart, Logan Trusock, Joe Monti, Jamie Crowley, Rick Tuck, John Whitney, and Robert Thorne. Jamie Shriner, Sarah Dresaj, and John Anderson were on Zoom.

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

Approval of Minutes: Tim Scanlon motioned to accept the minutes written from April 11th, 2023. Floyd Wilkie seconded, and the Board voted all in favor.

Stuart Pitts motioned to accept the minutes written from May 2nd, 2023. Floyd Wilkie seconded the motion, and the Board voted all in favor.

Public Hearing

The Board opened the Public Hearing at 6:32 pm.

Rick Tuck Public Hearing: Rick Tuck stated his intention is to convert his recently constructed barn into two one-bedroom residential units. Ricks's property is over 20 acres and is in the zone allowing mixed-use. The Board and Rick went over the plat and layout of his property. There was a discussion regarding the plan to provide water and sewer for the rental units. John Witney, a precinct commissioner, explained that they would prefer a separate water line for the units. Jack asked if anyone else had more questions or comments, being none; the Board closed the Public Hearing at 6:43 pm.

Floyd Wilkie motioned to approve Rick Tuck's site plan review to convert his recently constructed barn into two one-bedroom apartments. Tim Scanlon seconded the motion, and the Board voted all in favor.

New Business

Profile Spirits: Sarah Dresaj and John Anderson, owners of the Dam Brewhouse and of Profile Spirits, along with Joe Monti, the president of Profile Spirits, came before the Board to discuss a change in their site plan review. Sarah and John were present on Zoom, and Joe was in person. When they came in 2015 for a site plan review, they presented their business plan: to have a distillery eventually. They are at the point where they are ready to have one but need to move the location from where they originally planned on placing it. There was a discussion regarding the parking spaces, the timeline for getting federal approval to operate a distillery, and then for state approval. The Board advised that they will need to come in for an updated site plan review and to have a plat drawn up with notations indicating the necessary information on it. Sarah asked the Board why they must go through the site plan review process again when their business plan was approved. The Planning Board doesn't approve business plans. The Board explained that many things have evolved since their first time, and they are uncomfortable approving something without seeing it laid out on paper furthermore because they had to move where the still was going from the original plan. Jade explained that if they reach out, she will explain what we need to do and the timeline if they would like to be on the docket for next month's regular meeting.

Privilege of the Floor

Jamie Shriner: Jamie was before the Board a couple of months ago inquiring about subdividing his property on Ellsworth Hill Road. Regarding the configuration and the wetlands, it was determined that he might need to get some land from a neighbor. Since the last meeting, Jamie spoke to a neighbor about obtaining some land from Lori Shea and presented a couple of his ideas. The Board advised that the easiest way would be to do a lot line adjustment. Jamie asked about having the driveway come off Loris Road. Lori's road is essentially a long driveway, not an actual one. Jack asked Jamie if the information they gave him was helpful, and Jamie agreed and thanked the Board.

Students: A couple of students from the High School needed to attend a public meeting for a civics class. Jack asked them if they had any questions. One of the students had asked a question regarding the distillery, and the Board clarified for him. The Board signed the students' papers for attending the meeting, and they thanked the Board.

Board Concerns and Directives

Zoning Violation: Jade explained to the Planning Board that the Selectmen asked if the Planning Board voted on this and why it was being brought up. Corey explained the situation and that it is not an in-home business, nor is it grandfathered, and that the operation has been expanding; the Selectmen think this is a Planning Board issue and can invite the land owner to discuss it.

Correspondence

Floyd Wilkie motioned to adjourn the meeting, and Tim Scanlon seconded; the Board voted all in favor. The meeting adjourned at 7:24 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator