

Town of Campton
Planning Board Work Session Minutes
June 6, 2023

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

Public Attendees: Matthew Moore and Darlene King-Jennings.

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

New Business

Darlene King-Jennings: Darlene recently purchased a lot on RT 3 and wanted to come for a preliminary discussion with the Board regarding what she intends to do. Darlene would like to move her real estate business to the property. She also would like to add a one-bedroom apartment on top of the business; she realizes she will have to go to the ZBA for a variance. She also wants to subdivide a lot for a family member to build a home and possibly another lot for Corey Smith for parking at The Little Red Schoolhouse, as her new property is across from the restaurant. After explaining her intent, it was determined that she has ample road frontage and almost six acres. Darlene plans to get a survey before submitting anything but wanted to give the Board a heads-up.

Matthew Moore: Matthew is the engineer for the Pegiun Gas Station, formerly known as the Mobil. He came a year ago and had a plan that needed some tweaking. Since he has fixed the things that needed to be done and talked with the Fire Chief about the access around the building, he is almost ready to submit the site plan. Matthew wanted to present the Board with what he has before submission to ensure he has what is required. After a detailed presentation, it was determined that everything looked good. The Board reiterated that on the final plan, Matthew needs to show the lighting and the signage and also get a letter from Chief Defosses regarding the accessibility for fire purposes.

ZBA Discussion: Tim Scanlon sits on the ZBA as the Planning Board Ex-Officio. The last meeting the ZBA had was a public hearing for an equitable waiver. There was some confusion, and Tim wanted to discuss it with the Planning Board. Since the meeting, Jade reached out to NHMA, and it turns out the applicant needs a variance for what he is looking to do. Should the variance get denied, the ZBA will move right to an equitable waiver. If the applicant obtains the variance, the structure would comply. If not, then the structure will still exist in the setback, therefore, needs an equitable waiver.

Privilege of the Floor

-None-

Correspondence

Letters to property owners: A few letters need to be sent to some property owners. Jade wanted to know what the Planning Board would like specifically to put in the letters. After discussing the few properties and why the Board would like to see them, she will state that the Planning Board requests them to come into a meeting and list the meeting dates and times. Jade will send them to Jack for review before mailing them.

Thornton Conservation: Sherrill wanted to inform the Board and FYI that the Thornton Conservation Commission will hold a shoreland protection meeting on June 9th. The Board thanked her for sharing.

Board Concerns and Directives

Stuart Pitts: Stuart wanted to discuss what benefits the town gets by not allowing mixed-use in the commercial zone. There have been multiple inquiries about wanting to have a business and a residence on the same parcel. Current zoning allows this only in the overlay zone. This is a topic that the Board is interested in discussing and will talk about this at the July 11th meeting.

Floyd Wilkie motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 7:37 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning and Assessing Coordinator