

Town of Campton
Planning Board Minutes
July 18, 2023

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

Public Attendees: Matthew Moore, Catherine Tartaglia, Susan Juniper, Dave Levin, Heidi Brown, Darlene King-Jennings, and Trafton Wilbur.

Call to Order: Vice-Chair Stuart Pitts opened the meeting at 6:30 pm.

As acting Chair, Stuart appointed the alternate members, Sherrill Howard and Jake Tuck, as full voting members because Jack and Floyd were absent from the meeting.

Approval of Minutes: Chris Kelly motioned to accept the minutes from June 13th, 2023. Sherrill Howard seconded, and the Board voted all in favor.

Chris Kelly motioned to accept the minutes written from July 11th, 2023. Sherrill Howard seconded the motion, and the Board voted all in favor.

Public Hearing

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

Penguin Site Plan Review: Matthew Moore, the engineer for the Penguin Site Plan review, explained the intent, which is to remove the current building and construct a new convenience store and garage, expanding the parking to accommodate the larger building. There will also be two new fuel pumps added. Due to the topography of the land, retaining walls will be required. Because of the increased impervious area, a shallow detention pond will be constructed. NHDOT also requested replacing the drainage system, including oil grease trap catch basins. The plats were handed out to the Board, and some abutters approached the tables to look over them. Discussion ensued. After the discussion, Matthew wanted to point out that the lot will only be 66% covered, and that comes under the 75% rule per the ordinance. The Board emphasized signage and lighting. The Board asked Jade to contact the Town Attorney regarding whether their tall sign is grandfathered. Stuart asked if anyone else had more questions or comments, being none; the Board closed the Public Hearing at 7:23 pm.

Chris Kelly motioned to approve the Penguin site plan review conditionally. The conditions are

- The detention pond must be one foot deeper and increase to 12-foot total width on the west side, tapering to 6 where it intersects with the south side.
- Vegetation must be shown on the plat.
- Solid fence around the dumpster
- Show the lighting on the plat.

Sherrill Howard seconded the motion, and the Board voted all in favor.

Sanborn Subdivision: Jade informed the Board that the Agent, Kevin French reached out and asked that the public hearing for the subdivision be postponed a month because something had come up and he or the applicant could not be at the meeting. Sherrill Howard motioned to accept the completed application, Chris Kelly seconded, and the Board voted all in favor. Sherrill Howard motioned to continue the public

hearing until August 8th, 2023, at 6:30 pm. Chris Kelly seconded the motion, and the Board voted all in favor.

New Business

-None-

Privilege of the Floor

-None-

Board Concerns and Directives

Bonds: Stuart Pitts mentioned that at the last meeting, there was a discussion regarding requiring a bond for roads that are approved in a subdivision. He wanted to mention it so the Board could think about it.

Plat for Website: Chris Kelly asked if there was a plat that made it to the website yet. Jade stated no, she would pick out a couple of plats and ask the Board which one they would like to see uploaded at the next meeting.

Correspondence

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

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator