

Town of Campton  
Planning Board Work Session Minutes  
October 3, 2023

**Board Attendees:** Jack Letvinchuk, Chair; Stuart Pitts, Vice-Chair; Tim Scanlon; Craig Engel, Ex-Officio; Sherrill Howard, Alternate; Jake Tuck, Alternate; and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

**Public Attendees:** Scott DeMatteo, Kurt O’Connell. On Zoom were Lisa DeMatteo, Christian Murray, and Dmitriy Shangin.

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

**Preliminary Review**

**Scott DeMatteo:** A member of the Board suggested to Scott that he come into the work session before his site plan review to go over everything. The discussion started with what Scott was seeking approval for to utilize his commercial property for business or individual sublease of space for storing construction equipment, tools, materials, storage containers, vehicles, trailers, ATVs, RV’s, and things of that nature. He is also seeking approval for business or individual sublease of space for the purpose of retail sale of items like flowers, landscape supplies, building materials, etc.

Stuart asked where the retail space would be located on the property, and Scott said that it is pretty open and would like to have the option. Stuart stated that Scott must have a landscaped buffer as a requirement. Scott pointed out that the wording in the zoning ordinance clearly states the word “encouraged” rather than “requirement.” Scott has planted a grass buffer already on the front side of his property, and the grass is already growing. Tim thinks that this is compliant and doesn’t think the Board can dictate what Scott chooses for screening. Scott said that if the Board will require him to have the screening of trees, etc, he would like it in writing so he can turn it over for review. Jack wanted to reiterate that the board’s job is to work hard to keep the regulations in mind, and next week, the Board will officially review the application and make a determination.

**Christian Murray:** Christian Murray wanted to visit the Board for a very early conceptual idea. He purchased a 36-acre parcel off Pond Road and would like to subdivide it into buildable house lots. They all have over an acre of land and 200 feet of frontage. Jack stated that he would like to see the acreage listed when he comes in for an actual review. The Board discussed the driveways, that it would be nine new driveways and the possibility of sharing a driveway. Christian thanked the Board for their time and will be working with a surveyor to get something put together for the near future.

**Kurt O’Connell:** Kurt has a piece of property located on Tower Road. He would like to put a couple of storage unit buildings up. When he first obtained the property, he wanted to build a couple of single-family units, but currently, it is too expensive. He said some storage buildings were recently built in Woodstock, and he really liked the looks of those and would mimic what was there. The Board stated that it sounds like this is doable and would need to return for a site plan review. Kurt said he would gather everything and submit documentation when he was ready.

**Old Business**

**Possible Zoning Amendments:** The Board had several ideas regarding possible amendments to the zoning ordinance. The Board will review the overlay zone, sign the ordinance, and talk about some

regulations for short-term rentals. Jade will forward the Board the Word documents for review, and at next week's meeting, the Board will hammer out their ideas and go into detailed discussion.

**Privilege of the Floor**

-None-

**Board Concerns and Directives**

-None-

**Correspondence**

-None-

Chair Jack Letvinchuk adjourned the meeting at 7:54 pm.

Respectfully Submitted,

Jade Hartsgrrove  
Planning, Zoning, and Assessing Coordinator