

Town of Campton
Planning Board Minutes
September 19, 2023

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

Public Attendees: Scott DeMatteo

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

Before the meeting started, the Chairman said he would like to start taking roll-call votes and documenting the decisions by roll-call.

Approval of Minutes: Chris Kelly motioned to accept the minutes written from September 12th, 2023. Stuart Pitts seconded the motion with a roll-call vote; Timothy F. Scanlon, yay; Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; and Chris Kelly, yay.

New Business

The Chairman wanted to bump Scott DeMatteo up on the agenda, so he didn't have to sit through all the planning board items if he didn't want to.

Scott DeMatteo: The Board wanted Jade to invite Scott to discuss his property plans. As many questions and comments have arisen. Scott started off by saying that he had been transparent with the town regarding his property. He sent the Town emails explaining that he would be storing his equipment. He had reached out immediately to inform the town that he had purchased the property and thought he had been quite clear. He said that he didn't think he would need a site plan review because several other properties in town are doing the same thing he is. This must be investigated to see how the Board should move forward. Scott is leasing some of his land for outdoor storage. Jade informed the Board of Scott's emails, but the Board believes it is a change in use, and he must complete a site plan review. After discussion, Scott said he had no problem completing a site plan and wants to work with the Planning Board and comply with the standards. Scott will work with Jade to get the documents submitted.

Charrette Debrief: The Charrette conversation about many things that came up during the meetings was consistent: open space, community center, sidewalks, bike trails, pedestrian traffic, traffic calming, and safety. The question came up: how to fund it? There are several options for funding. The PowerPoint is available on the Town's website, and within a couple of months, there will be a detailed presentation.

Old Business

Zoning Amendments: The Board has started discussing some amendments to the zoning ordinance. Some of the topics will include short-term rentals (Air BNB and VRBO), sign ordinance, and separation of the overlay zone from commercial. At the next work session, the Board will discuss these items and determine how they want to proceed.

North Country Council: The Selectmen have suggested that we get a membership with North Country Council. The Town used to have a membership, and the Planning Board utilized their resources. The Chair asked Jade to get some information on the membership.

Privilege of the Floor

-None-

Board Concerns and Directives

Sherrill Howard: Sherrill gave an update regarding a property that is out of compliance. She spoke with the head of Shoreland Protection and suggested filling out a complaint form. Jade talked with Corey about the cease-and-desist process, and the Planning Board would like that process to start. Jade and Sherrill will sit down and fill out a complaint form, and then the Town will move forward in the process. Bill Cheney should have photos of when he did a site visit; Jade will contact him.

Correspondence

-None-

Jack Letvinchuk adjourned the meeting at 7:42 p.m.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator