

Town of Campton
Planning Board Minutes
October 10, 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 and Barry Van DeMore in person. Lisa DeMatteo via Zoom.

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: Tim Scanlon motioned to accept the September 19th, 2023, minutes. 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.

Jack Letvinchuk motioned to accept the minutes written from October 3rd, 2023. Tim Scanlon 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.

Public Hearing

The Board opened the public hearing at 6:31 p.m.

Scott DeMatteo Site Plan Review: Jack Letvinchuk stated that he has reservations and concerns due to the location of the property, especially after the Charrette recommendation. Jack read a passage from the overlay zone. Stuart said he had the same concerns, and Chris explained that trees are supposed to be in place of a fence. The Board explained it is their job to make sure that things coming to town don't become an eyesore, and they would like to see something to hide what is on the property. Scott stated that other businesses right across from his property are doing the same thing, and they haven't been held to the same restrictions they are trying to have him do. Scott said it is a double standard, and he feels singled out.

Scott then pointed out that in the ordinance, the wording is encouraged and not required.

Tim Scanlon thinks something would happen with that property either way, and the Planning Board's job is not to restrict how Scott uses his own property; what he wants to do is permitted use in the zone. Craig Engel said what the Board is trying to ask is not written in black and white, which is why they can't hold him to it. Tim thinks the Planning Board should consider this a learning curve with the overlay zone.

The Board came out of the public hearing at 7:10 p.m.

Tim Scanlon motioned to approve the site plan review as submitted. Craig Engel seconded the motion, and with a roll call vote, Timothy F. Scanlon, yay; Jack Letvinchuk, nay; Stuart Pitts, nay; Craig Engel, yay; and Chris Kelly, nay. The motion did not carry, and the site plan review was denied. Jade explained to the Board that they must give specific reasons for their denial. Jack said it was because Scott did not meet the threshold for landscaping. Specifically, the site plan review did not comply with Article IV, Section 4.02 Subsection C, #2, C & D of the zoning ordinance.

New Business

Short-Term Rental Discussion: The big question asked was: "Why do we want this?" The consensus is not to prohibit; it would be to regulate. Sherril Howard worked on a draft STR ordinance, and the Board

went through the draft together. The Board had a productive conversation and raised several good issues. The Board will review it over the next few weeks and return it to the work session.

Noise Ordinance

Sherrill drafted a very rough version of a noise ordinance; after just a few minutes of discussion, it was determined that the Board did not support it. It has been brought up at the Town meeting before and has been shut down. The Board thanked Sherrill for her work on it regardless.

Sign Ordinance Amendments

The Board wants some time to comb through the sign ordinance and make some recommendations for amendments. They talked about needing clarification on the 32 sqft for business signs and about setbacks for them.

Privilege of the Floor

-None-

Board Concerns and Directives

-None-

Correspondence

-None-

Jack Letvinchuk adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator