

Town of Campton
Planning Board Work Session Minutes
December 5, 2023

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

Public Attendees: Scott DeMatteo on Zoom.

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

New Business

Chris Kelly Resignation: Jack wanted to make the announcement that right before the meeting started, Jade received a resignation from long-term member Chris Kelly via email. Jack publicly thanked Chris and his many years of service. Jack then said that Chris was a valuable member of the Board with a lot of knowledge. That said, it leaves a full-time open position on the Board. Jade explained that the interested alternates could voice their opinions, and the Chair could appoint someone to the position. Jake Tuck stated that he was interested, and Sherrill said she was also interested but would like to see Jake in the position. Jade asked Jake to write a letter to the Selectmen expressing his interest, and she will forward it.

Jack informed the Board that he received a letter from the Selectmen just reminding them that these meetings are recorded. All of the members of each board and committee are an extension of the Town of Campton and should present themselves with the utmost respect and professionalism.

Old Business

Continuation of Zoning Amendments: The Board continued their work on the possible zoning amendments from their last meeting. Jade provided the Word document showing the changes in the ordinance, which is colored red. The board discussed the overlay zone at great length, what they think should be in there, and what should be more stringent. They talked about going through the whole ordinance and changing all of the “shalls” to “musts,” and Jade can work on this in the Word document for a visual. The Board reviewed the significance of “buffer” and “screening”. The Board then talked about allowing mixed use in the commercial zone. Over the past year, there have been several inquiries from lot owners who would like to move or open a business but live on the property too, or above the business. Currently, there is a process, and trying to prove a hardship is one of the biggest hurdles. Being a housing crisis, the Board agreed to amend the commercial zone to allow mixed-use.

There are several things that the Board will need to run by the Town Council about the amendments.

Short-Term Rentals: Sherrill had worked on drafting a STR ordinance, and the Board needs to decide whether they will suggest that for this year or not. The timeline is running out for the amendments, so a determination needs to be made. The purpose of the STR regulations would be to protect everyone: the renters, owners, and full-time residents. If the Board is backing it, they want to write a recommendation to the Selectmen for their opinion.

Privilege of the Floor

-None-

Board Concerns and Directives

-None-

Correspondence

January Meetings: As a reminder, starting in January, the meeting start times will be at 6:00 pm rather than the 6:30 pm start time. Also, for the second meeting in January, Jade is not going to be at work that day and is wondering if the Board would like to move the meeting a week or if they would like to move it to Wednesday the 10th.

DeMatteo Admin Appeal: The ZBA had its public hearing for the DeMatteo administrative appeal, and they found that the Planning Board's decision was incorrect, and they will be advising the Planning Board to approve the Site Plan for Mr. DeMatteo. Jack asked the question, if nothing significantly has changed, then why would the members who voted against it change their minds? Jade said she would get clarification as this is the first time dealing with an administrative appeal, but her understanding is the Planning Board is to take the ZBA's recommendation.

Tim Scanlon motioned to adjourn the meeting, and Stuart Pitts seconded; the Board voted all in favor. The meeting adjourned at 8:09 pm.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator