

Town of Campton  
Planning Board Minutes  
December 12, 2023

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

**Public Attendees:** Paul Mucci, Nigel, Mike Somma, Phil Hastings, Jon Worzocha, Chad Stocker, Barry Van Demore, Sandy & Tim Kingston, Mort Donahue, Heather & Richard Stanley, Shawn Magoon, Robin & Bradley Morse, David Sanborn, Kevin French, Barry VanDemore, William Harrington, Mike Hering, Cory Costello, Chad Stocker, Brad Mccoil, Brian McGivern, and Robert Olson.

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

**Approval of Minutes:** Jake Tuck motioned to accept the November 14, 2023, minutes. Craig Engel seconded the motion with a roll-call vote; Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; Sherrill Howard, yay; and Jake Tuck, yay.

Floyd Wilkie had a couple of amendments to the minutes from December 5; Craig Engel seconded the motion with a roll-call vote; Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; Sherrill Howard, yay; and Jake Tuck, yay.

### Public Hearing

**Sunset Pines LLC Site Plan Continuation:** The applicants stated what their intent of the property was; they plan to have this as a location to store some of their equipment. They would like to beautify the building and property as well. They may pave the area where the parking is, but they will determine that in the springtime. The Board asked that if they decide to pave, they would like to see an engineered plat showing the contour lines and remediating the drainage issues.

**LCJ Subdivision Public Hearing:** The applicants came before the planning board in 2022 for approval of a re-subdivision of the remaining lots for the Rising Ridge subdivision. The Board ultimately rescinded three previous approvals to approve the one they had presented. They are back before the Board essentially for the same thing. LCJ (Owl's Nest Resort) would like to reconfigure the lots. There were many abutters present at the meeting and on Zoom. LCJ explained that they made the lots bigger and that they plan on leaving two sixty-acre parcels undeveloped. The Board had reviewed the plans and noted that there were a few things missing. There was no drainage shown on the plan, there was no road frontage listed on the lots, and there was an issue with one of the lot's amount of road frontage.

The Planning and Zoning Coordinator read in a set of Thornton planning Board minutes and had read something regarding "land banking" and wanted to bring that up because on this proposed plan, there are two sixty-acre parcels being undeveloped. Furthermore, there was a land dedication agreement with Owls Nest, and after some research, it seems that there has not been an amendment to the agreement since 2012, and if there has been asked a copy of it. There needs to be an update on how much land has been developed and how much they have left. Jade also asked if LCJ was aware that they needed a new driveway permit from NHDOT. She received a letter from DOT saying that they have no opinion on the subdivision itself, but the applicants need an updated driveway permit.

The Board asked if there was anyone present who had questions, comments, or concerns. There were several. One of the biggest concerns the Board heard was from current homeowners and that the water

situation is not ample as it is, let alone adding all the other lots. It was discussed that those other lots would have individual wells and their own water supply. The owners asked that LCJ fix the current issues before adding any more. It has been mentioned that it is unclear who owns and is responsible for the upkeep and maintenance of the roads. There was an agreement done 20 years ago that should be looked at and updated. There were also concerns about the drainage as it was not clearly marked on any of the presented plans.

After the Board listened to what the abutters had to say and their concerns, it was time to determine what the next steps were. The Board told LCJ that they needed to provide the road frontage on the plans, they needed to fix lot 12 because of the wetland issues, amend the land dedication agreement, and obtain a new driveway permit from NHDOT.

The Board came out of the public hearing. Stuart Pitts motioned to accept the application, Floyd Wilkie seconded the motion, and the Board voted all in favor. Stuart Pitts motioned to continue the LCJ hearing until January 10<sup>th</sup>, at 6:00 pm, Floyd Wilkie seconded the motion and the Board voted all in favor.

**David Sanborn Site Plan Review:** Kevin French, agent for David Sanborn, presented a plan showing that David would like to renovate his storage units into 3 2-bedroom apartments. David needed to subdivide the property and get a special exception, for which he has approval. Now, he would like the Board's approval for the units. The Board is familiar with this as they've been involved from the beginning. There were no abutters present, and there were no objections. The Board agreed that all the requirements had been met.

The Board came out of the public hearing.

Floyd Wilkie motioned to approve the site plan review for David Sanborn to convert the storage unit building into three two-bedroom units. Stuart Pitts seconded the motion, and the Board voted all in favor.

### New Business

**Michael Herring Voluntary Merger:** Michael would like to merge one of his parcels into the large lot that his house is on. The Board saw no issues with the merger. Floyd Wilkie motioned to approve the merger, Tim Scanlon seconded the motion, and the Board voted all in favor.

### Possible Zoning Amendments

**Overlay Zone:** The Board went over the overlay zone, line by line, and a few changes were suggested. Strike out lines 3-7 and add a "new #3 line" to "RT 49 from Thornton to US RT 3 Townline." On page 12, change the word "shall." Then, after a lengthy discussion, the Board talked about how they would like to change every "shall" to "must."

The Board discussed the 15-foot buffer and that it can consist of sidewalks. Then, the conversation led to ADA sidewalks and the possibility of adding a definition of sidewalks. Or adding in "all sidewalks must be ADA complaint."

The Board wants to change the wording on page 13 of the zoning ordinance, 2B, from "encouraged" to "required." The Board had a couple of other suggestions in the overlay section of the ordinance. Jade will get it in a Word document so the other Board members who were absent can see the suggestions for the next meeting.

At the next work session, the Board will review these suggestions with the other members and discuss several sections of the ordinance pertaining to the commercial zone.

**Privilege of the Floor**

-None-

**Board Concerns and Directives**

**Jack Letvinchuk:** Jack wanted to inform the Board that for the next couple of meetings he will not be attending in person, he will be able to via Zoom. Stuart will Chair the meetings.

Jack also wanted to take a moment and bid farewell to the Town Administrator, Corey Davenport. He wishes Corey all the best in his next endeavors and stated that he was a wealth of knowledge.

**Correspondence**

Jack Letvinchuk adjourned the meeting at 8:18 p.m.

Respectfully Submitted,

Jade Hartsgrove  
Planning, Zoning, and Assessing Coordinator