

Town of Campton
Planning Board Minutes
January 10, 2024

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

Public Attendees: Scott DeMatteo, Chris Boldt, Phil Hastings, Jon Worzocha, Mark Vander-Heyden, Melissa & Guy Tuchon, Sandra & Tim Kingston, Robert & Kerri Burhoe, Christian Murray, Dimitry.

Via Zoom: Scott Taylor, Lisa DeMatteo, Cecile Roberti, James Horner, Michael Prinn, Nigel Hughes, and Bob Loiselle.

Stuart Pitts acted as the Chair for the night because Jack was on Zoom.

Call to Order: Stuart Pitts opened the meeting at 6:05 p.m.

Approval of Minutes: Tim Scanlon motioned to accept the December 12, 2023, minutes. Craig Engel seconded the motion with a roll-call vote; Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; Tim Scanlon, yay; and Jake Tuck, yay.

Tim Scanlon motioned to accept the January 2, 2024, minutes. Craig Engel seconded the motion with a roll-call vote; Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; Tim Scanlon, yay; and Jake Tuck, yay.

Public Hearings

The Board entered the first public hearing at 6:07 pm.

Scott DeMatteo Site Plan Review: The applicants were denied their site plan review. They applied for an administrative appeal, and the ZBA favored the applicant's side. Now Scott is back in front of the Planning Board for a decision. Stuart had asked to see photos of the front of the lot again to see what screening the applicant had put up. Chris Boldt, Scott's attorney, handed the Board copies. The Board did not have much to discuss as they were quite familiar with the site plan.

The Board came out of the first public hearing at 6:11 pm.

Stuart asked if there was any further discussion. There being none, Craig Engel motioned to approve the site plan review as submitted for Scott & Lisa DeMatteo; Jake Tuck seconded the motion with a roll-call vote; Jack Letvinchuk abstained; Stuart Pitts, yay; Craig Engel, yay; Tim Scanlon, yay; and Jake Tuck, yay. The motion passed.

The Board entered the second public hearing at 6:16 pm.

LCJ Holdings LLC Continuation: Jon Worzocha and Phil Hastings, who represent LCJ Holdings, LLC, stated that they did not have everything ready for tonight and would like to request another continuation. Tim stated that he would like to see the drainage clearly marked on the engineered plan that was easy to read and understand. There was a lengthy discussion regarding drainage issues and whose responsibility it is to remediate these issues. Jon Worzocha wanted to point out that the drainage is separate from what they are applying for now, and that NHDOT may be responsible for some of the issues for the Owl Street residents.

Phil Hastings noted that they had updated the land dedication agreement to reflect the changes that have happened since the last time it was updated. There seems to be some discrepancy on how the agreement is understood. Jade has a copy of the LDA that she will forward to the Planning Board so they can read it and when there is another.

Then the discussion led to talking about roads and that the Board would like to see LCJ take responsibility if the road gets damaged more in building the subdivision. There was mention of posting a bond. It was suggested that there be a master association for the roads and maintenance.

The Board came out of the second public hearing at 7:02 pm.

Craig Engel motioned to continue the hearing for February 6th at 6:00 pm. Tim Scanlon seconded the motion, and with a roll-call vote, Jack Letvinchuk abstained; Stuart Pitts, yay; Craig Engel, yay; Tim Scanlon, yay; and Jake Tuck, yay. The motion passed.

The Board entered the last public hearing at 7:04 pm.

Christian Murray – Pond Road Subdivision: Mark Vander-Heyden, surveyor for Christian's subdivision, is a seven-lot subdivision, and they have all of their state approvals. Christian met with the Road Agent, as there were a couple of concerns about the line of sight. They updated the driveways. There will be a couple of shared driveways in this subdivision, and the Board wants a maintenance agreement for the lot owners to prevent any issues. The fire chief wrote a letter stating that he would be okay with sprinkling each home instead of a cistern. The Board has guidance from the Town Arrotney, and they cannot require that the houses get sprinkled but can put a condition that the applicants put it in the deeds that they need to be. Christian said that was not an issue as he would build all the houses himself. The overall consensus was that there were no issues.

The Board came out of the last public hearing at 7:15 pm.

Jake Tuck motioned to approve the Christian subdivision as long as there are maintenance agreements for the shared driveways and that it is in the deeds that the houses are sprinkled for fire suppression. Tim Scanlon seconded the motion, and with a roll-call vote, Jack Letvinchuk, yay; Stuart Pitts, yay; Craig Engel, yay; Tim Scanlon, yay; and Jake Tuck, yay. The motion passed.

Privilege of the Floor

-None-

Board Concerns and Directives

-None-

Correspondence

The Board discussed when they will hold their public hearing for the zoning amendments. The Board decided that the hearing will be on January 30th, 2024, at 6:00 pm.

Jade informed the Board that the Selectmen like the idea of regulations for short-term rentals, and they will make it a priority for the first quarter of 2024. At the Select Board meeting, there was a woman who had a short term rental and only rents it out for a couple of weeks out of the year versus someone who has a house who rents it out year round and to think about a fee scale.

Jack Letvinchuk adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator