

Town of Campton
Planning Board Minutes
February 6, 2024

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

Public Attendees: Phil Hastings, Jon Worzocha, Sandra & Tim Kingston, and John Whitney.

Via Zoom: Scott Taylor, Nigel Hughes, Paul Mucci, Nancy Spaulding, and Bob Loiselle.

Call to Order: Jack Letvinchuk opened the meeting at 6:00 p.m.

Approval of Minutes: Jake Tuck motioned to accept the January 10, 2024, minutes. Tim Scanlon seconded the motion, and the Board voted all in favor.

Floyd Wilkie motioned to accept the January 30, 2024, minutes. Tim Scanlon seconded the motion, and the Board voted all in favor.

Public Hearings

The Board entered the first public hearing at 6:04 pm.

LCJ Holdings LLC Continuation: Jon Worzocha and Phil Hastings, who represent LCJ Holdings, LLC, stated that they updated the plan with the requested changes. Jon passed out revised plans, the drainage report, and the drainage path. The two main changes were the lot lines and the frontages corrected. The only thing that Jack had asked was to put the frontage on the lots and not in the key that reflects the lot numbers. Jon apologized and said he would have that on the final plat.

Discussion ensued regarding drainage. Jon said that runoff is required for an alteration of terrain permit through the state. Floyd asked who was responsible for cleaning out the ponds. Jon said whichever HOA drains into them are supposed to; most of the time, they are not maintained or cleaned. After further discussion, Jon stated that the stormwater models are quite accurate.

Nigel Hughes, an abutter, explained about a culvert pipe that goes across the road and drains onto his property; now, with more lots, it will create more runoff into his lot, therefore making it unbuildable. Nigel explained that when he first purchased the lot from Tom Mullen, it was only supposed to be a temporary drainage until they built the next phase. Phil Hastings said there is a deeded drainage easement. Stuart asked if they've considered a different location for the drainage. Jon said no, as there's not a better location for it. Jade asked if there were limitations as to the drainage easement, and Phil said he wasn't sure. Phil continued that the easement is over this property is for the benefit of Owl's Nest, and at the end of the day, it would be a civil issue between Nigel and LCJ and should not sway a decision from the Board tonight.

Bob Loiselle said there should be a master association that deals with the roads. The current HOAs are willing to get an attorney regarding the road issues, but at the last meeting, they were under the impression that Phil would reach out to facilitate a meeting between all of the HOAs and get a discussion going. Phil committed to facilitating the conversation.

Jack asked if there was any other discussion, there being none; Tim motioned to come out of the public hearing. Floyd seconded the motion, and the Board voted all in favor.

Stuart motioned to approve the subdivision with the following conditions conditionally;

- To have all of the approved alteration of terrain permits from the state
- To have all of the homeowners association documentation

Jon and Phil thanked the Board.

New Business

Voluntary Merger: Laura and Peter Chapman own three lots off Mespelli Road. They wish to merge all three lots together, as they have plans to build their home starting this year and have no intent to separate them out again. If they wish to do that, Jade explained the process to them. They have a large envelope lot with road frontage and two floating parcels without frontage. The Board said it made complete sense to merge the lots. Stuart motioned to approve the Chapman's voluntary merger of the three lots, Jake seconded, and the Board voted all in favor.

Road Name Acceptance: The Fire Department has requested the Planning Board to accept a road name. The road is for Rick Tuck, and he had a list of three names he was interested in listed most want to want least. Floyd motioned to approve "Mackenzie Lane," Tim seconded the motion, and the Board voted all in favor.

Brosseau Compliance: May Brosseau had come in mid-2023 for a site plan review for having a multi-family unit. The Board had conditionally approved the site plan. May dropped off the plan with the conditions being met. Floyd motioned to fully approve the Brosseau site plan review, Jake seconded, and the Board voted all in favor.

Privilege of the Floor

-None-

Board Concerns and Directives

Tim Scanlon: Tim explained he had someone reach out to him regarding the large Southmayd building with a daycare, dog groomer, other businesses, and residential units. They want to have it as eight residential units. The Board discussed that they would need a new variance. This will be coming down the Pike shortly.

Jack Letvinchuk: Jade informed the Board that at the next meeting, some business owners will be coming in to speak about the sign ordinance and the possibility of amending it next year. There was some discussion regarding what is allowed and what is not. Jack reiterated that we need to adhere to rules if we have rules. Jack volunteered to go to a Selectmen's meeting and discuss enforcement.

Correspondence

-None-

Jack Letvinchuk adjourned the meeting at 7:13 p.m.

Respectfully Submitted,
Jade Hartsgrove
Planning, Zoning, and Assessing Coordinator