

Town of Campton
Planning Board Minutes
March 19, 2024

Board Attendees: Jack Letvinchuk, Chair; Stuart Pitts, Vice-Chair; Sherrill Howard, Alternate (via Zoom); Tim Scanlon, Floyd Wilkie, and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

Public Attendees: Kurt O'Connell, John Whitney, Kevin McNamara, and Rick Tuck.

Via Zoom: Scott DeMatteo.

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

Approval of the Minutes: Stuart Pitts motioned to approve the minutes from 2/13/2024, and Tim Scanlon seconded. The Board voted unanimously in favor.

Stuart Pitts motioned to approve the minutes from 3/5/2024, and Floyd Wilkie seconded. The Board voted unanimously in favor.

Public Hearing

The Board entered into the public hearing at 6:02 p.m.

Kurt O'Connell Site Plan Review: Kurt O'Connell presented a site plan to the Planning Board to build two storage unit buildings on his lot off Tower Road. Kurt said that he did plan on paving. There will be no fencing, and the buildings will be prefab and self-storage. There will be an office, and it will have heat. Stuart stated that as long as the stormwater is being dealt with per DES regulations, he is fine with it but would like to see its plan. Also, any building in the overlay zone must have a pitched roof. Kurt said he is not planning on doing a pitched roof. After discussion, the Board explained that they would do a waiver for the roofline pitch and front window requirements.

The Board came out of the public hearing at 6:16 p.m.

Stuart Pitts motioned to waive the requirements for a pitched roof and front window requirements, Tim Scanlon seconded the motion, and the Board voted all in favor. Stuart then motioned to approve the site plan as presented with the following conditions: the Board wants more information on the plantings and stormwater drainage. Floyd Wilkie seconded the motion, and the Board voted in favor.

The Board entered the Public Hearing at 6:16 p.m.

Rick Tuck Site Plan Review: Rick presented his site plan review to the Board. Rick wishes to convert his office, which has an in-law apartment, into a studio apartment by adding an additional two-bedroom unit on the first floor and renovating the office area, which would have a total of three units. Rick had come for the work session the week before, and the Board had no further questions or concerns.

The Board came out of the Public hearing at 6:24

Stuart Pitts abstained from the vote as he had done some work on Rick's property. Floyd Wilkie motioned to approve the site plan as submitted. Tim Scanlon seconded the motion, and the Board voted all in favor.

New Business

Kevin McNamara: Kevin is the property manager for 24 Southmayd Road, and he wanted to talk to the Board about potentially adding more residential units. They would like to change it from commercial to residential. There are currently three apartments, and they wish to add eight more in total. They would be 600 sqft, and there would be four units upstairs and four units downstairs. The Board said it is doable, but they would need a variance in the number of units allowed per acre. Kevin stated that there is such a need for affordable workforce housing, which is what they are trying to accomplish. There was a discussion regarding the septic and water. The Board explained that there would need to be at least 16 parking spaces dedicated to the units, fire egress must be addressed, and fire suppression must be done. Kevin thanked the Board for their advice and direction.

Privilege of the Floor

-None-

Board Concerns and Directives

Stuart Pitts: Stuart brought up that the site plan regulations need to be tightened up, and we need to make sure that our regulations match the zoning; it was decided that everyone can review them, work on them at a work session, and then get a public hearing scheduled.

Floyd Wiklie: Floyd had decided not to continue on the Planning Board as he plans on moving out of State. Before his last meeting, he wanted to address a couple of concerns he had. One of them is on US RT 3. A business has an approved site plan, but the Board approved what they currently have on the property, which is what they said they wouldn't do. This started a conversation about junkyards. Jade stated that though the Town does not have a junkyard ordinance, there are NH RSAs that the Town can fall back on. The Selectmen budgeted for an enforcement officer, which will be one of the first tasks.

Correspondence

Town of Thornton PB meeting: Jade wanted to remind the Board of the abutter notice the Town received from Thornton regarding the the amendment to the Owl's Nest land dedication agreement. Jack and Jade both plan on attending via Zoom.

Jack Letvinchuk adjourned the meeting at 7:02 p.m.

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