

Town of Campton
Planning Board Work Session Minutes
April 2, 2024

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

Public Attendees: Heather and Richard Stanley.

Via Zoom: Scott DeMatteo, Austin & Christiana Scharfstein, and Krista Lamm.

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

Old Business

Heather Stanley: Heather and her husband recently purchased 7 Six Flags Road and had an approved site plan for their paving company. At the time of approval, the Board informed them to return and inform them if they decided to pave the lot. Heather and Richard brought up a plan to show where and what they plan on doing. There was a discussion on the drainage, and all was checked out. The Board thinks what they have done with the property looks excellent. Stuart asked if they could screen the dumpster that is on the property or make it less visible. The Stanleys stated they may end up leasing the property. They will keep the Board informed and, if need be, will return for a site plan review. The Board thanked the Stanleys’.

New Business

Alex Riccio: No Show; Jade will reach out to her.

Austin & Christiana Scharfstein: Austin and Christiana came before the Board for a preliminary. Christiana’s family has about 30 acres and would like to subdivide a lot to build a home. They explained to the Board what is currently on the property and their future plans. They wanted to make sure this was possible before they went through the process of hiring a surveyor. There is ample land and road frontage for what they want to do. The Board explained to them about current use and that a tax would be issued for what land came out. They would need a driveway from NHDOT. They thanked the Planning Board.

Privilege of the Floor

Krista Lamm: The Board asked Krista if she had anything for the privilege of the floor, and she stated that she did not; she was attending and observing for an assignment.

Board Concerns and Directives

Owl’s Nest Land Dedication Agreement: Jack and Jade attend the Thornton planning board meeting via Zoom. Jack and Jade both think that getting the Town attorney’s advice regarding the agreement is the best course of action to ensure that everything is done correctly. They will need to come to Campton for an amendment as well as the Town of Thornton. They essentially want to over develop in Thornton and not develop in Campton. The proposal they had stated they would be roughly bring in 1 million dollars of tax revune to Thornton each year for the next 15 years.

Correspondence

Holderness Abutter Notice: The Town of Campton received an abutter notice for the Town of Holderness in regards to installing a well pump, a prefab building, water lines, buried electrical conduit and a communications tower. The lot is located off NH RT 175. The meeting is Tuesday, April 16th located at their town office at 1089 US RT 3.

Jack Letvinchuk adjourned the meeting at 6:38 p.m.

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