

Town of Campton  
Planning Board Minutes  
April 9, 2024

**Board Attendees:** Jack Letvinchuk, via Zoom, 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:** Michael Macynowski, Debbie Johnson, and Eric Johnson.

**Via Zoom:** None

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

**Approval of Minutes:** Floyd Wilkie motioned to accept the March 19, 2024, minutes. Stuart Pitts seconded the motion, and the Board voted all in favor.

Floyd Wilkie motioned to accept the April 4, 2024, minutes. Craig Engel seconded the motion, and the Board voted all in favor.

### **Public Hearings**

**Andrade Subdivision:** Michael, the agent for the Andrade subdivision, stated that the proposed plan exceeds the subdivision regulations regarding lot size, setbacks, and road frontage. They propose to construct three-bedroom houses on each of the new lots. The subdivision meets all of the subdivision requirements. Stuart Pitts motioned to accept the subdivision application. Tim Scanlon seconded the motion, and the Board voted all in favor.

The Board entered the public hearing at 6:10 pm.

Debbie & Eric Johnson are abutters, and Floyd wanted to know as abutters if they had any questions. Debbie asked if the post across the driveway was a stake for their property bounds. Michael showed Debbie the plan where the boundaries were. Stuart suggested that they will need to put durable pins in the ground to mark the new lots, and it will need to be reflected in the deed. Floyd Wilkie motioned to approve the subdivision. Stuart Pitts seconded the motion, and the board voted in favor. Jade will get a decision letter out.

The Board came out of the public hearing at 6:24 pm.

### **New Business**

**Alex Riccio:** Alex was not present via Zoom, as it was stated that was how she would attend. Jack asked Jade to advise her that she needed to be present for the review and the topic to be discussed.

### **Privilege of the Floor**

-None-

### **Board Concerns and Directives**

**Jack Letvinchuk:** Jack thanked Floyd Wilkie for his hard work and dedication to serving the Town of Campton. Floyd has plans to move out of state and has resigned from the Planning Board and this is his

last meeting. Floyd wanted to thank the Borad for all of their hard work and dedication as well. Floyd pointed out that Stuart is very valuable to the Planning Board and had learned a lot during his time on the Board.

Jack and Jade attended a Thornton planning board meeting regarding the land dedication agreement with LCJ Holdings. The Board discussed briefly, and the consensus was to get the Town counsels advice.

**Correspondence**

-None-

Floyd Wilkie motioned to adjourn the meeting. Stuart Pitts seconded and the Board voted all in favor. The meeting adjourned at 6:33 pm.

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