

Town of Campton
Planning Board Minutes
May 7, 2024

Board Attendees: Stuart Pitts, Sherrill Howard, Jake Tuck; Tim Scanlon; Ted Davis, Cynthia Vascak, Craig Engel, ex-officio; and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

Public Attendees: Alex Riccio & Jamie Oldmixon.

Via Zoom: Scott DeMatteo

Call to Order: Craig Engel opened the meeting at 6:00 p.m.

New Business

Appointments: The Selectmen chose two new members for the Planning Board. Ted Davis was appointed as a full-time member, and Cynthia Vascak was appointed as an alternate. The Selectmen also moved Jake Tuck and Sherrill Howard to full-time members, and they moved out of the alternate positions. One alternate position is still vacant. The members went around and introduced themselves and gave a brief background. The Board must appoint a chair and vice-chair. Stuart Pitts made a motion to nominate Tim Scanlon to be the Chair of the Planning Board. Tim stated that he would accept the nomination. Jake Tuck seconded the motion, and the Board voted all in favor. Tim Scanlon is the new chair of the planning board. Sherrill Howard made a motion to nominate Jake Tuck as vice-chair of the Planning Board. Jake stated that he would accept the nomination. Stuart Pitts seconded the motion, and the Board voted all in favor.

Alex Riccio- Preliminary Subdivision Discussion: Alex wanted to talk to the Board about the possibility of subdividing her land to build a second home and move back to Campton full-time. The Board clarified that there is not enough road frontage and would need to go to the ZBA for a variance. The only issue with that is Alex would have difficulties proving a hardship, considering most of the lots in that subdivision all have the same amount of frontage and are shaped the same way. They did go over that she could have an attached ADU. Alex thanked the Board for their time.

Jamie Oldmixon: Jamie and his neighbor each owned two cluster lots that since have merged the four lots into two lots. On the original plan, there was a little turnout approved that they have not maintained; trees are growing, and we would like to know the process of getting the turnout rescinded. Stuart would like to hear what the Fire Chief thinks. The Board said they would need a new survey showing the lot lines etc. and the Board directed Jade to contact counsel to see how to move forward.

Privilege of the Floor

-None-

Board Concerns and Directives

Stuart Pitts: Stuart stated that we need to revise the subdivision regulations to match the new zoning amendments. We will need to hold a public hearing. Jade will work on this. Stuart also wanted to know what was on the Plan for Porter Paving; he recalled that there was a catch basin, and when he drove by, he was not sure if he saw it. Jade will send the plan to the Board in an email the next morning.

Correspondence

Culvert Replacement on 175: The Board received information from the State of NH regarding the replacement of a culvert on NH RT 175. The State would like to know if there is anything beyond what is stated in the letter that the Planning Board would like them to do. The Planning Board thought it would be a good idea to see what the Conservation Commission thinks. Jade will speak to the CCC and get back to them.

Kurt O'Connell: Jade stated that Kurt had met his conditions during his site plan review and just wanted to know if the Board was satisfied and could sign off on the plan. He is ready to start building his storage units. The Board stated they all reviewed the stormwater drainage and were happy with the 3-foot trees he planned to plant as a buffer. The Board signed the site plan review for final approval.

Floyd Wilkie motioned to adjourn the meeting. Stuart Pitts seconded, and the Board voted unanimously in favor. The meeting adjourned at 6:45 p.m.

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