

Town of Campton
Planning Board Minutes
May 14, 2024

Board Attendees: Tim Scanlon, Chair; Jake Tuck, Vice-Chair; Sherrill Howard, Ted Davis, Cynthia Vascak, Alternate; and Jade Hartsgrrove, Planning, Zoning, and Assessing Coordinator.

Public Attendees: Susan Juniper, Heather & Richard Stanley, Jeffrey Sirles, and Linda Matheson.

Via Zoom: Jack Letvinchuk & Scott DeMatteo.

Call to Order: Tim Scanlon opened the meeting at 6:00 p.m.

Approval of Minutes: Sherrill Howard motioned to accept the April 9, 2024, minutes. Jake Tuck seconded the motion, and the Board voted all in favor.

Sherrill Howard motioned to accept the May 7, 2024, minutes. Jake Tuck seconded the motion, and the Board voted all in favor.

Public Hearings

The Board entered the Public Hearing at 6:02 pm.

Sunset Pines, LLC: The owners of 7 Six Flags Road came in for another site plan review as they decided to lease out their property. Belknap Landscape is leasing the property. Tim Scanlon asked the applicant if they had any other locations; they have another one in Wolfeboro. The Planning Board explained that they would need to screen the dumpster at the location. The basins, per the last site plan review, were both installed, but the retention ponds need to be built. Other than that, the consensus was everything looked great. After discussion and hearing from a supportive abutter, the Board came out of the public hearing.

The Board entered the public hearing at 6:11 pm.

Sherrill Howard motioned to conditionally approve with the condition that the retention ponds get built. Jake Tuck seconded the motion, and the Board voted all in favor.

New Business

The Penguin: The Penguin's owner visited the office and wanted to know if they could extend the parking area because they think they will need more room for the bays when pulling in and backing out of the vehicles to be serviced. The members of the Board stated that if they wanted to do that, they would need to amend their site plan and see new drainage.

Privilege of the Floor

-None-

Board Concerns and Directives

Culvert Replacement Project: After the last meeting, Jade talked with the Conservation Commission, which plans to do a site visit and then get back to the Board with any suggestions it has. Sherrill will attend the site visit.

Master Plan: The Board went around and discussed who had a copy of the master plan and who would like a paper or electronic copy. Jade will also send along the fact sheets that Sherrill gathered.

Correspondence

Land Dedication Agreement: The Board lightly discussed the LDA the town has with Owl's Nest (LCJ Holdings, LLC). Jade received an email from Phil Hastings, the attorney who represents LCJ Holdings. He had asked to get on the Selectmen's Agenda in regards to the agreement as the Planning Board stated that it would be under the Selectmen's purview and not theirs. Jade stated that it is actually up to the Planning Board and is working with the Town Attorney in regards to the agreement and will update the Board when there is one.

Sherrill Howard motioned to adjourn the meeting. Jake Tuck seconded, and the Board voted unanimously in favor. The meeting adjourned at 6:48 p.m.

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