

## **1 Town of Campton**

### **2 Planning Board Minutes**

#### **3 June 11, 2024**

**4 Board Attendees:** Tim Scanlon, Chair; Jake Tuck, Vice-Chair; Sherrill Howard, Stuart Pitts; Cynthia Vascak, Alternate; Laura Chapman, Alternate and Jade Hartsgrove, Planning, Zoning, and Assessing Coordinator.

**7 Public Attendees:** Kevin & Brandon Daugherty, Erin Hershey, and Sean Slattery.

**8 Via Zoom:** Jack Letvinchuk & Scott DeMatteo, Shelia and Corrine.

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

10 Tim Scanlon, Chair, appointed Cynthia Vascak as a full-time member of the Board for the night to make a quorum.

**12 Approval of the Minutes:** Jake Tuck corrected the minutes. They stated that Sherrill conditionally approved rather than Sherrill motioned to approve conditionally. Jake Tuck motioned to accept the amended minutes from May 14, 2024. Sherrill Howard seconded the motion. Stuart Pitts abstained, and the rest of the Board voted all in favor.

16 Jake also asked if we could restore the minutes to the numbered line format. Makes for easier corrections.

### **19 Public Hearings**

20 Kevin Daugherty Boundary Line Adjustment Public Hearing: Kevin would like to make a boundary line adjustment between two of his lots off Saddle Back Circle. He plans to sell the front acre to his son and family so they can build their first home, and the back acre will be merged into Kevin's house lot. The Board requested that both of the lots be on one plan, which shows the setbacks, the lot lines, and the septic. Kevin and Brandon came with small drawings and one large plot plan that included both lots and requested information. The question of a culvert to be referred to the Road Agent, Ron Farnsworth. The final mylar is to reflect all adjustments. Sherrill motioned to come out of public hearing. Jake seconded. All approved. Stuart motioned to conditionally approve the boundary line adjustment pending the receipt of the final mylar. Jake seconded. All Approved

25 Tim brought us back into public hearing. Erin Hershey & Sean Slattery Boundary Line Adjustment Public Hearing: Erin and Sean had a failing leach field, and as a result, they had to get a new design and survey. Throughout that process, it was noted that improvements were not made to their land. Subsequently, they had to obtain permission from the Dubeau common landowners to install their new leach field in their common area, which NHDES

ultimately approved, as did the common landowners. The Board had asked a few questions and was thankful for how prepared the applicants were. The Board had one request, and it was to have the setbacks shown on the mylar. Sherrill motioned to come out of the public hearing. Jake seconded. All in favor. Sherrill motioned to accept the plan as presented. Stuart seconded. All approved.

**Alicia and Matt Williams- preliminary discussion-** they are owners of an exaction company. They recently placed a purchase offer on Darlene King's property of 5.3 acres on Route 3 opposite The Red Schoolhouse. Before finalizing the offer, they wanted to confirm permitted use. The board saw no objections to their proposal, but they suggested that they are clear on covenants and check the status of a driveway permit. They will also check with DES regarding steep slope, AoT and wetland restrictions. Stuart noted that an approved site plan would be necessary before actually conducting business. A good surveyor should be able to guide them through the process.

**Gregory Jencks- Follow-up subdivision discussion-** Mr. Jencks presented maps for the re-subdividing of some lots off Cindy's Lane. He wanted to review materials before bringing the application to the Board for approval. He will be placed on the July agenda. Test pits will be noted. PZ Coordinator to retain one copy.

### **32 Privilege of the Floor- None**

**34 Board Concerns and Directives** Discussion on the agenda: its size and cut off deadlines. Generally agreed that limiting the number of items is difficult and much depends upon the preparedness of the applicant. PZ coordinator will always encourage the applicant to attend work sessions to assist the process. PB was in agreement that a Wednesday at noon, the week before a meeting deadline would be appropriate. That would enable the Coordinator to post materials by Friday. It was also suggested that the PB members have some official identification. Lanyards could be an option.

### **35 Correspondence- None**

36 Jake Tuck motioned to adjourn the meeting. Sherrill Howard seconded, and the Board voted unanimously in favor. The meeting adjourned at 7:06 p.m.

39 Respectfully Submitted,

41 Jade Hartsgrove

42 Planning, Zoning, and Assessing Coordinator

Additional items and editing by PB Member Sherrill Howard