

Town of Campton
Planning Board Minutes
August 6, 2024

Board Attendees: Tim Scanlon, Chair Absent, Jake Tuck, Vice-Chair, Stuart Pitts, Sherrill Howard, Ted Davis, Cynthia Vascak, Alternate, Laura Chapman, Alternate, Craig Engel; Ex-Officio and Cathlin Lord, Temporary Planning, Zoning, and Assessing Coordinator.

Public Attendees: Elie ElChalfoun.

Via Zoom: Bowen Yan and Alan Yu

Call to Order: Jake Tuck opened the meeting at 6:04 p.m. Zoom roll was conducted.

New Business

Motion to approve the meeting minutes for June 4, 2024 by Stuart Pitts. Second by Sherrill Howard. Approved Unanimously

Motion to approve the meeting minutes for July, 9 2024 by Stuart Pitts. Second by Sherrill Howard. Approved Unanimously

Motion to approve the meeting minutes for July, 16 2024 by Sherrill Howard. Second by Stuart Pitts. Approved Unanimously

Approval of meeting minutes for June 11, 2024 was postponed due to missing information.

Rick Tuck Site Plan Approval

This topic was tabled as no one was present

Penguin Fuel Sign Design Application Discussion

Project Manager Elie ElChalfoun was present for the meeting.

The site plan for Penguin fuels was approved without the sign information.

Mr. ElChalfoun, project engineer, presented the sign information for the project. His goal was to understand next steps to get the signage approved.

The planning board informed Mr. ElChalfoun, that the information submitted to this meeting was not accurate. He was informed that since the business is remaining the same that the big highway sign, the sign on the canopy and the gas price sign were grandfathered in. The dimensions of these sign must not change. Grandfathered signs cannot exceed 32 ft.² in dimension. The board asked Mr. ElChalfoun to provide accurate information. He will probably have to get a variance for the gas price sign from the Zoning Board.

Cat, the temporary Planning and Zoning Coordinator will contact legal to determine if the grandfathered signs impact the 32 square-foot requirement by the town. Additionally, are signs that were on the old building be replaced on the new building. She will communicate this to Mr. ElChalfoun and the planning board.

Bowen Yan Conceptual Design Discussion

Bowen Yan was joined by Alan Yu, Architect

Bowan owns a 1.58 Acre parcel of land at 151 Pinnacle Rd. He would like to build multi-family housing. The architect presented a design which consists of 3 Single bedroom A Frame homes connected by a deck.

The planning board told Mr. Yan and Mr. Yu that they could build a single dwelling with an attached accessory unit no larger than 900 Square feet.

Short Term Rental Article Discussion

How do we define short term rental? Should we develop a permit for rental units, short term rental ordinance. It is recommended we read this article. We will have further discussion at future meetings. Cat will look for other related documents in PZ Office.

Privilege of the Floor

-None-

Board Concerns and Directives

- Sherrill Howard suggested that the town extend the temporary Planning and Zoning Coordinator position to support the transition of responsibilities when the new planning and zoning coordinator starts work.
 - Jake asked the status of the new Planning and Zoning Coordinator
- Sherrill Howard asked if a position description had been developed for the new compliance Officer.
- Craig Engel distributed a copy of an article outlining the planning board responsibilities regarding review and updating of the Town's master plan. He asked the board members review this document as well as reviewing the current master plan in preparation for more discussion at our next planning board meeting.

Correspondence

-None-

Jake Tuck adjourned the meeting at 7:45 p.m.

Respectfully Submitted,
Craig Engel, Ex-Officio Selectman and Temporary Administrator

