

Town of Campton  
Planning Board Minutes  
September 3, 2024

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

**Public Attendees:** Kelly Wieser, Ray Sabourn, Nick Castel and Darlene King Jennings

**Via Zoom:** Cathlin Lord

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

**New Business**

Motion to approve the meeting minutes for August 13, 2024 by Sherrill Howard. Second by Stuart Pitts. Unanimously approved.

**Kelly Wieser – Application & Enforcement of the Town Center Overlay**

Kelly discussed her concerns about recent decisions made by the planning board to approve site plans. She discussed the history about why the town members approved a warrant article in 2017 providing the planning board with the updated ordinances for the town center overlay. Kelly discussed two recent decisions to approve site plans with waivers with no explanation in the minutes as to why this action was taken.

Planning board members provided additional background information regarding the process for two different site plan approvals. Kelly stated she will be discussing her concerns with the selectboard.

**Sabourn-Tower Surveying and Septic Design – Easement Discussion**

Ray Sabourn from Sabourn-Tower has been hired to draft a plan for a proposed easement on Bog Road. The planning board supported this.

### **Chesley's Land Ownership Discussion**

The Planning Board discussed the fact that the Town appraisers noticed that the pumps, canopy, parking, and possibly some of the underground tanks are on state land. It was decided that no other action was necessary at this time.

### **Nick Castel discussion.**

Nick Castel provided an update regarding the site plan and decisions regarding his property on Southmayd road. He shared a preliminary site plan with a parking plan. Nick discussed different ideas for his property asking if variances would be needed. The board advised him to come back with his plans once he has made his decision. The board referred him to town ordinances to make sure he complies with them.

### **Privilege of the Floor**

Darlene King-Jennings shared concerns about her deed and survey on Whitehouse Circle. The board recommended that she reach out to the surveyor.

### **Board Concerns and Directives - None**

### **Correspondence - None**

Tim Scanlon adjourned the meeting at 7:40 p.m.

Respectfully Submitted,

Craig Engel, Ex-Officio Selectman and Temporary Administrator