

Town of Campton
Planning Board Work Session Draft Minutes
Tuesday, July 9, 2024 @ 6:00 PM

Board Attendees: Tim Scanlon, Chair; Jake Tuck, Vice-Chair; Sherrill Howard, Stuart Pitts, Sharon Davis, Ted Davis, Cynthia Vascak, Alternate; Laura Chapman, Alternate and Kate O'Connor, Town Administrator.

Public Attendees: Seren Elizabeth, Neal Demazure, Nick Castel, Anthony Capano, Virginia Bergeron and Kevin Tilton

Via Zoom: Scott DeMatteo, Brandi Henson and Charlie Wheeler

Call to Order: Tim Scanlon opened the meeting at 6:00 PM. He requested those attending zoom to introduce themselves.

New Business

Tobey Road Turnaround- No one in attendance. Letter from Fire Chief provided along with photos of site. No action taken without appearance from applicants.

RV's and Tiny Homes Discussion- Kate and Charlie conveyed that they had been contacted by people who wished to put an RV on their property. Charlie was concerned about ramifications for the ZBA and Kate noted the lack of ordinances and guidelines for RV's, "little homes" and detached dwellings. All agreed that it is necessary going forward to create clear definitions for those structures not defined in our existing ordinances. A primary area of concern was related to the manner in which such units would dispose of human waste. Laura Chapman reviewed the process by which her family established residency using a large RV as a home until they could build a permanent structure. She is happy to share information to enable greater definition. Kate and Charlie encourage the creation of a written document that would assist the town in the interim- necessary procedures to follow for people applying for a building permit. North Country Council may also be a source of assistance.

Glamping Retreat Plan- Seren and Neal presented a concept for combined use: The Oasis Place. Their vision included 2-4 permanent residences for the owners and immediate family; 3-6 year-round, rustic rental structures; 3-6 seasonal campsites. A fully plumbed and heated service building would be available for guest needs. Additional guest amenities might include therapeutic massage, sauna and hot tub, food and beverage service, live music and event activities. Though everyone on the Board was intrigued by the proposal, we noted that their primary difficulty would be to find a 10-acre parcel in the commercial zone. Such mixed use would not be permitted in forest residential/residential. Creating a Resort Zone with a single lot is not presently permissible. Tim suggested researching a similar project in the town of Alton and the difficulties encountered there. Additional discussion covered varying options within the proposal to simplify the project.

Nick Castel- 12 Southmayd Parking and Apartment Plan- Mr. Castel, representing the building owner,

presented some rough sketches and dialogue about developing the property. One plan reflected a proposed addition dated 1988 and existing septic. His main reason to address the PB dealt with a small triangular lot (under a 1/10th of an acre) at intersection of Rt.49 and Southmayd Rd. that is at present owned by the town. Mr. Castel is seeking assurance that the town will deed him the land before he continues expanding the project. Septic and parking remain as primary the obstacles. Land in question would have to be surveyed before further action can be taken. Ultimate use would determine parking requirements.

Sharon also raised the concern of the safety hazards at the intersection. Consensus of Planning Board feels that further dialogue with the Selectboard is necessary before the multiple issues can be addressed.

Alex Horn- 21 Tower Rd Improvements- Engineering representative, Anthony Capano of Solli Engineering presented minor site alterations to the Bank of New Hampshire property. The existing site includes landscaping, parking and 2 drive-through lanes. Bank is seeking to create an additional bypass lane adjacent to the drive through lanes. The total area affected is 407 Sq. ft. In order to offset this added impervious area, they propose to expand the existing landscaped areas. Intended change is improve traffic flow and thereby safety. The Board requested the updated site plan only before applying for a building permit.

Privilege of the Floor- Kevin Tilton (Forest Land Surveyor) of the National Forest Service is seeking to sell the Campton Dam at the intersection of Routes 49 and 175. The proposed non-buildable lot will involve 3 acres above and below the dam. Mad River Power has a special use permit to generate power and may be a potential buyer. Mr. Tilton's reason for approaching the Board is to determine what he will need to do to create this non-buildable minor subdivision. Forest wishes to retain upriver property for recreation and wetland habitat. Value yet to be determined. Future sale would not impact Pond Rd or Route 49 from original National Forest sales agreement from the 1930's. Site plan review might require a waiver of certain steps in the process. After further discussion, the party was advised to apply as a major subdivision.

Board Concerns and Directives- Sherrill raised the subject of the new septic system at The Little Red School House – was there a building permit and approved DES septic plan? Apparently, others in the community had also made inquiries. The location of said tank is quite close to a steep slope and town set back. Kate indicated that questions should be addressed to DES.

Tim wondered if an easel could be made available for plan presentations. Jake has volunteered to provide one.

Correspondence- None

Sherrill motioned to adjourn. Stuart second. All in favor.

7:30PM

Temporary Scribe- Sherrill D. Howard