

**TOWN OF CAMPTON
PLANNING BOARD MEETING
MAY 10, 2011
MINUTES**

The Planning Board met this date with Kelly Bolger, Charles Brosseau, Marsh Morgan, Ex-Officio and Harry Hughen, Alternate.

Marsh Morgan will be the acting Chairman and Charles Brosseau will be the acting Secretary.

Marsh Morgan opened the meeting at 6:30 PM.

First on the agenda, the minutes from the March 15, 2011 Planning Board meeting. Charles Brosseau made a motion to approve the minutes, as amended, for the March 15, 2011 Planning Board meeting. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes from the May 3, 2011 meeting. Charles Brosseau made a motion to approve the Work Session notes for the May 3, 2011 meeting. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Site Plan Review for Woodpecker's Pub and Eatery, Seafood Shack, and Patio service. Bruce Bond representing the Woodpecker's Pub and Eatery, is proposing to develop a seasonal fried seafood takeout restaurant on the east end of the building currently housing the existing restaurant and pub. This business would be open from the last week in May through Columbus Day weekend. The proposed hours of operation would be from 4 PM to 9 PM Tuesday through Thursday and 11 AM through 9 PM Friday through Sunday. The outside tables would be located behind the building on a grass area and would be equipped with umbrellas. Service would be on disposable plates and flatware to eliminate the need for dishwashing. Beverages would be vended in 20 OZ plastic bottles from a cooler. A half bathroom located in the adjacent colonial house would provide rest room facilities for the patrons. Bruce said that they would like to commence serving food and liquor on the existing concrete patio in front of the current restaurant windows. The concrete deck measures approximately 7' wide by 46' long. His proposal would be for four bistro tables in a line on this deck with four matching black wrought iron chairs per table. Each table would be covered by folding umbrellas. NHSLC has visited the site and approved the proposal subject to the construction of isolation fencing. The dining room and patio would close at 9 PM. Kelly Bolger said that he was concerned about the parking. Bruce said that there would be an additional 5 spaces on each side in front of the seafood shack, ten total. Kelly Weiser has offered

4 – 5 additional parking spaces across the street for the employees of Woodpeckers. Kelly said that there used to be boulders across the old road to Route 175. Marsh suggested that saw horses would block the access and would be more visible. Bruce agreed that this would be a good option. Mark Melanson said that there is more parking available behind the building. Bruce Bond said that the Fire Chief has inspected the building and has given them a conditional approval letter. The Fire Chief has advised us as to what is required to bring the occupancy up to fire code standards, and they are working on these requirements. Bruce said that the seafood shack has its own 1,000 gallon sludge tank. Tony Pierce said that he has to upgrade his septic and leach field size for his restaurant in Thornton, and wondered if the Woodpeckers septic system needed upgrading. Kelly said that Tony's was a failed septic system, and the Woodpeckers did not have a failed septic. Marsh said that the Woodpeckers have a chambered septic system under the parking lot. Bruce said that they have a 2500 gallon tank with 38 chambers, designed to be driven on. They had to replace two pumps, and the system seems to be working well. Bruce said that Rowell's Septic checked the system today and it was working well. In the event that they needed to upgrade they could acquire 3 – 4 acres from Alan Giordano. Mark Melanson wanted to know if the town had any regulations about putting up a beer tent for bike week. Marsh said that would be regulated by the state, not the town. Charles Brosseau made a motion to approve the Site Plan Review for Woodpeckers Pub & Eatery, Seafood Shack and Patio Service. Kelly Bolger seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Day's Inn, Site Plan Review. Keith Harland, Manager and Tien Han Lee, the owner, stated that they would like to open the restaurant and bar at the Days Inn. Tony Pierce wanted to know if this was going to be a full service restaurant and bar. Tien Han Lee said that this would benefit the families staying at the Inn, and they would serve breakfast and dinner. Ralph and Betty Bartlett said they did not like the idea of another bar opening up next to them. They are concerned about the noise level. Keith Harland said that they want a professional atmosphere and if they had live music, the noise level would be within reason. Mr. Bartlett said that they are concerned about the dump on the bank behind the Days Inn. Mr. Lee said they will clean it up. Charlie Brosseau said that he is concerned about the sign, by the highway, for the Days Inn. The lights seem to be shining upward, and the Town of Campton has a dark sky ordinance. Mr. Lee said that he will take care of the lighting for the sign. Kelly Bolger made a motion to conditionally approve the Site Plan Review for the Days Inn. Conditions:

1. Provide a letter from the Fire Chief
2. Clean up the site behind the Inn- A site visit will be done by the Code Enforcement Officer
3. State Approvals

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Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

The Planning Board had a discussion about Paul Wolfson's apartment in his garage. The board decided to send Mr. Wolfson a letter asking him to come into the Work Session and to bring his septic plans.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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