

TOWN OF CAMPTON
PLANNING BOARD
MEETING
JANUARY 15, 2013 –Minutes

The Planning Board met this date with Marsh Morgan, Acting Chairman, Greg Jencks, Secretary, Chris Kelly, Charles Brosseau and Kelly Bolger.

Marsh Morgan opened the meeting at 6:30 PM.

First on the agenda, the minutes for the December 11, 2012 meeting. Greg Jencks made a motion to approve the minutes for the December 11, 2012 meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for the January 8, 2013 meeting. Greg Jencks made a motion to approve the notes for the January 8, 2013 meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Ed Hoyt Site Plan Review for his property on 1914 US RT 3. Ed explained to the Planning Board that he is planning to convert this house into three apartments. Marsh Morgan wanted to know how many bedrooms would be in each apartment. Ed said that this is the list of bedrooms for each apartment:

Apartment one would have 3 bedrooms

Apartment two would have 3 bedrooms

Apartment three would have 2 bedrooms

Marsh wanted to know about the parking. Ed said that the property is 43 + acres with over 1,000 feet of road frontage. There is enough parking for about 6 – 7 cars. Ed said that there would be no change to the driveway. Chris Kelly suggested that they should check with the state about the driveway. Charlie wanted to know if they were going to have a sign. Ed said that they would not have any signage. Jim Sanborn came and looked at the septic tank, and it is about a 3,000 gallon tank. The Fire Chief made a site visit, and sent a letter to the Planning Board. The Chief said that once the contractor has a set of plans then the Fire Department will need to review for compliance with the fire code.

Charles Brosseau made a motion to approve the Site Plan Review for E.P. Properties LLC. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

The Planning Board discussed updating the Master Plan.

The Planning Board adjourned at 7 PM.

Respectfully submitted,

May Brosseau, Planning Board Clerk

