

**TOWN OF CAMPTON
PLANNING BOARD
MINUTES
NOVEMBER 10, 2009**

The Planning Board met this date with Stuart Pitts, Chairman, Charles Brosseau, Jane Kellogg, Chris Kelly, Marsh Morgan, Ex-Officio and Kelly Bolger, Alternate.

Stuart Pitts opened the meeting at 7 PM.

First on the agenda, the minutes for the October 13, 2009 meeting. Marsh Morgan made a motion to approve the minutes for the October 13, 2009 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for November 3, 2009. Marsh Morgan made a motion to approve the Work Session Notes for November 3, 2009. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Steve Tower, of Sabourn Surveying, representing David Ash for a Boundary Line Adjustment/Merger. David Ash owns two abutting lots and wishes to adjust the lines between them. The purpose of the proposed boundary line adjustment is to create a new, smaller lot around the existing house and improved area, and to merge the residual area that is currently part of tax map 21.07.01 with existing tax map 21.07.02. The resulting house lot will contain 1.52 acres, with the residual parcel being enlarged to 12.88 acres. No new lots will be created by the proposed minor subdivision. Tax Map # 21.7.01 will have 1.52 acres with the house. Tax Map # 21.7.02 will have 12.88 acres. Both lots will have road frontage and will have one entrance. Stuart said that as long as it meets the state and town rules he has no problem with the Boundary Line Adjustment/Merger. The board would like the state driveway permit, and the state subdivision approval for the meeting in December.

Next on the agenda, Pat Barker brought in a letter from Attorney McCormack to keep on file regarding the Mclane property on Sundew Lane, Lot 5. This letter from Attorney McCormack was in regard to a boundary survey plan that has recently been generated by John March, and recorded at the Grafton County Registry of Deeds. Pat Barker wanted it noted that she disagrees with the delineation of the boundaries set forth on the March plan and objected to the appearance by the Mclanes before the Campton Planning Board without notice. Marsh said that this was a civil matter. Elwin Macomber had done a survey of the Barker property and it was recorded in March 1982. This plan had removed all the lot lines of the subdivision, the tax map still reflects the subdivision lot lines. John March said on the next set of tax maps, he will remove them.

Next on the agenda, Tom Avallone, Boundary Line Adjustment for Michael and Janet Muto, Forest Drive, Waterville Estates. The purpose of this is to exchange The right of way land currently owned by the Waterville Estates District for a easement to the district and to the town for a turnaround area to be used for emergency vehicles. This agreement is entered into Michael and Janet Muto and the commissioners of the district, and has been agreed to both parties. The lot line adjustment and exchange of land will have no effect on the abutters. Marsh Morgan said that the letter from the Muto's to the Waterville Estates District Commissioners stated that the road would become a town road. Marsh said that the road would become a Waterville Estates District road not a town road. The letter has been sent to the Town Attorney for review. Tom Avallone said that the district will build the hammerhead at a later date. Charlie Brosseau said that they would have to blast to make the hammerhead. Kelly Bolger said that when the site visit was made the fire chief was fine with the Hammerhead. Marsh said that the radius for the hammerhead on this map was different than the town specifications for the hammerhead. Tom said that the board had seen the hand drawn map with the hammerhead last month and had no objections. Stuart would like a letter sent to the Waterville Estates Commissioners stating that they will take responsibility of the road. Steve Tower from Sabourn surveying said that the pins marking the hammerhead are in. Stuart said that the deed will reflect the pins for the hammerhead. Charlie said that the Planning Board saw the plan with the hammerhead last month with no objections. Stuart said that he as content with the plan, and would like to have the road agent look at it. Kelly Bolger said that you try to work with people and each case is different. Chris Kelly said that the Planning Board does not usually do conditional approvals. Stuart said that he would like the Planning Board to entertain a motion to accept the plan conditionally upon receipt of a letter from the Waterville Estates Commissioners. Charles Brosseau made a motion to conditionally accept the Boundary Line Adjustment for Michael and Janet Muto, subject to a letter from the Waterville Estates Commissioners. The letter from the Commissioners stating that the District will be responsible for upgrading the width and surface of Taylor Drive, formerly Forest Drive, and will complete the construction of the Town approved hammerhead, prior to the town approving any further building permits. Jane Kellogg seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board will sign the plan when the letter is received from the commissioners, at next months meeting.

Next on the agenda, the Planning Board decided to change the time of the meetings to 6:30 PM starting in December, for the winter months.

Next on the agenda, Charles Brosseau is going to purchase a laser that measures distance. He showed the Planning Board the brochure.

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Next on the agenda, Kelly Bolger said that Bruce McDonald is bringing in more material to the site on King Road. The Planning Board discussed the Site Plan for Bruce McDonald. The board decided to send Bruce McDonald a letter stating that the site plan should be completed, including embankment stabilization, for the December 8, 2009 meeting. The Planning Board will be recommending a bond for any outstanding incomplete work, to the Selectmen.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 8:20 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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