

**TOWN OF CAMPTON
PLANNING BOARD
MINUTES
MAY 12, 2009**

The Planning Board met this date with Stuart Pitts, Chairman, Chris Kelly, Charles Brosseau, Marsh Morgan, Ex-Officio and Kelly Bolger, Alternate. The Planning Board took a vote to have Kelly Bolger be a voting member at this meeting.

Marsh Morgan opened the meeting at 6:30 PM.

First on the agenda, the minutes for April 14, 2009. Kelly Bolger made a motion to approve the minutes for the April 14, 2009 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for May 5, 2009. Charles Brosseau made a motion to approve the Work Session Notes for May 5, 2009. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Walter Elander, Horizen Engineering, representing Owl Street Associates LLC, South Face Subdivision off Lilac Lane. Owl Street Associates, LLC, the owner and operator of Owl's Nest Golf Club, is proposing an eleven lot, single family subdivision named South Face at Owl's Nest. This lot is adjacent to an existing subdivision named Sunset Ridge at Owl's Nest. The proposal includes extending the road currently named Lilac Lane and the extension of water lines and underground electric utilities. Walter Elander referred to the August 2005 minutes, where the subdivision was approved by the Planning Board, and the signed subdivision map showing the road. The Planning Board received a letter from the Fire Chief, and gave a copy to Walter Elander. The Fire Chief stated that the turn around at the end of the road extension on Lilac Lane needs to meet town specifications. Chief Tobine also wants the hydrants on Rising Ridge Road flow tested. He would like copies of the flow test on the four present hydrants on Rising Ridge Road and the new hydrants on the Lilac Lane extension. Walter Elander said that he would see that the flow tests were done on the hydrants. Kelly Bolger would like to be present when the flow test was done. Walter will call Kelly when they set up a time to do the flow testing. Charles Brosseau suggested that he pave the outer rim of the circle, about 10 feet, staying within the right- of- way. Kelly Bolger suggested that he put traffic stripping on the circle. Walter said that they often put a retention basin in the middle of a circle, for drainage. Kelly Bolger said that it would be a good compromise for the larger fire trucks. Marsh Morgan wanted to know what the acreage was on the road. Walter said that it was 1.42 acres. Kelly Bolger wanted to know what the time frame would be for completion of the application.

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Walter said that it would be about two months before they could have the completed application. Marsh Morgan wanted it noted that the present cul-de-sac would remain, and that the extra paving would be done on the circle. Walter will meet with Tom Mullen to discuss the extra 10 feet of paving.

The Planning Board will continue the subdivision of South Face.

The Planning Board discussed the Site Plan Review for A&H Automotive. Lenny Roy had picked up the application. The Planning Board had some concerns regarding the Shoreline Protection Act set backs from the river. Charlie and Jane will visit the property when Jane gets back from vacation.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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