

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

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

Stuart Pitts opened the meeting at 6:30 PM. The Planning Board appointed Charles Brosseau as Acting Secretary.

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

Next on the agenda, the Work Session notes for the February 3, 2009 meeting. Marsh Morgan made a motion to approve the Work Session notes for the February 3, 2009 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Public Hearing Notes for the Cluster lot Amendment to the Zoning. Chris Kelly made a motion to approve the notes for the Public Hearing for the Cluster Lots. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Clayton and Najwa O'Hara subdivision/cluster lot, NH RT 175 will be continued until next month. The Planning Board had called Town Attorney to get an opinion on the Cluster Subdivision on a grandfathered lot, regarding the O'Hara application. The Town Attorney had responded by stating that subdividing the lot is not acceptable because the grandfather status is lost, and it would have to meet the current zoning requirements, such as frontage and setbacks. John March was faxed a copy of the letter from Town Attorney.

Next on the agenda, Kevin French representing David Peeler and Paula Woodward, a subdivision off Lower Beech Hill Road. Presently there is one single-family home, the original dwelling, located on their lot. (97 acres) The Peelers would like to construct a new home on their property, located to the West of the existing dwelling. It is their desire to keep the existing dwelling as a guest house. They would like to divide the 97 acre lot into two lots. They would like to keep the existing dwelling on Lot 1, which would consist of 1.49 acres. They would then like to keep the majority of the land with Lot 2, where they would eventually like to build a new primary home. It is the owner's intention to retain the two parcels and have only

two dwellings on the entire 97 acres of land, with the majority of the area remaining open space, as it presently exists. The Planning Board asked if they had received State Subdivision Approval. Kevin French said that they had the State Subdivision approvals. Charles Brosseau made a motion to accept the Peeler & Woodward subdivision. Kelly Bolger seconded the motion. The Planning Board voted in

affirmative, unanimously. Charles Brosseau made a motion to approve the Peeler & Woodward subdivision. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, a Voluntary Merger for David and Carol Herrman, of McLaren Drive, Waterville Estates. Kelly Bolger made a motion to approve the Voluntary Merger for David and Carol Herrman. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Loretta Pinkham, an inquiry regarding the Cecile Duparc property on 75 Puckerbrush Drive. No Show.

Next on the agenda, Jeff Caron from Mount Prospect Academy, Plymouth, NH. The Mount Prospect Academy is leasing the Wilson Tire Company building. The facility will be used for vehicle maintenance and a small woodshop for repairing items for other buildings. The upstairs will have a couple of offices. Jeff Caron said that they are repairing windows, replacing tile and carpet inside. Stuart Pitts wanted the school to get a set of plans to the Fire Chief. Jeff Caron said that the Fire Chief has already been there for an inspection and will have a written report for the Planning Board. Charles Brosseau asked about signage. Jeff Caron said that they will take the Wilson Tire Company sign down, and have a small sign on the building. They will come and get a sign permit. The Planning Board thinks that this is a good use of the property, and thanked Jeff Caron for coming in to the Planning Board meeting. They will be coming in for the Site Plan Review.

Next on the agenda, Kelly Bolger had spoken with the Police Chief, regarding the tractor trailer truck that has been parked off the highway at Exit 27, a few days a week on a regular basis. The Police Chief said that this was a state road and this was under the state police jurisdiction.

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**Next on the agenda, Jane Kellogg wanted to remind the Planning Board of the Shoreline Protection Act meeting at Hubbard Brook, in Thornton, February 19, 2009 at 7 PM.**

**The Planning Board adjourned at 7:30 PM.**

**Respectfully submitted,**

**May Brosseau  
Campton Planning Board**

**/mb**

**Enc. Letter from Town Attorney/ O'Hara Cluster/Subdivision**