

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
FEB. 14, 2006**

The Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Charles Brosseau, Jane Kellogg, Don Mower, Chris Kelly, Stuart Pitts, Alternate, Harry Hughen, Alternate and Don Johnson Jr., Ex-Officio.

Marsh Morgan called the meeting to order at 7:30 PM.

First on the agenda, Kevin French for the King Heirs, Subdivision and Boundary Line Adjustment. Roger and Roberta King Heirs own 75 acres of land on King Road in Campton, Tax Map # 09.05.17. At the present time there are two dwellings on the property, the Homestead and the abutting cottage. At this time the heirs wish to subdivide the homestead house off with 5 acres of land. They also would like to create a 1.7 acre lot to go with the existing cottage. The remaining land would then be annexed to the abutting lot owned by their daughter, Darlene King-Jennings (Tax Map # 09.05.17). The purpose of this subdivision is to aid in settling the estate. Kevin French said that he still does not have the approvals back from the state, so this will be continued until March.

Next on the agenda, Michael & Shirley Condon, 3 lot subdivision on King Road. The Condons wish to subdivide their 3.93 parcel in to three lots, all of which will be larger than one acre in size. This parcel is located entirely in the Commercial Zone. Kevin French said that the still does not have the approvals back from the state, so this will be continued until next month.

Next on the agenda, Mark Schuh, Bog Road, Boundary Line Adjustment. Mark Schuh wishes to perform a lot line adjustment with his neighbor to the North, Robert Clewell. This will allow Mr. Schuh to construct a driveway to the rear of his property. No new lots will be created with this proposed lot line adjustment. The Planning Board had no problems with the Boundary Line Adjustment for Mr. Schuh. Greg Jencks made a motion to approve the Boundary Line Adjustment for Mark Schuh and Robert Clewell. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Site Plan Review of C.L. White Construction Inc., Southmayd Road. C.L. White Construction wishes to construct a mini-mall on the above mentioned property on Southmayd Road. One building will have ten, two bedroom apartments, and one building will have 6000 sq. ft. of office/retail space. The Fire Chief has reviewed the plans. John March has requested the plans from the architect, and will bring them to the next meeting. Marsh Morgan asked that the retention swale be put on the plan. Jane Kellogg asked about the style an

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Architecture of the building. The Planning Board would like to see a colonial style building. There was discussion regarding the parking and the delivery trucks going around the building. John March will bring the plans to March Planning Board meeting.

Next on the agenda, Bruce MacDonald a Site Plan Review on King Road. Mr. MacDonald wishes to construct a garage building to serve the future owners of his previously approved 7 condominium units. John March said that this would be continued until the March meeting.

Next on the agenda, Ronald and Ann Bastille, a two lot Subdivision on Bog Road. Mr. and Mrs. Bastille wish to subdivide the existing 37.74 acres of land into two single family building lots of 8.16 acres and 29.58 acres. Mr. Bastille received a variance for 60 feet from the Zoning Board of Adjustment Dec. 19, 2005. This variance allows him the necessary road frontage to have two lots off one driveway. (400 feet) Mr. Bastille has been talking with Mr. Clewell who owns the abutting lot which is 1.5 acres and has road frontage of 570 feet. If he can buy this lot from Mr. Clewell then he can make a buildable lot of 5 acres, and straighten out the lot line. The Planning Board discussed the wetland area and the flood plain issues. Don Johnson Jr. said that the Selectmen had discussed the variance of 60 feet that Mr. Bastille had gotten from the Zoning Board of Adjustment, and that the minutes of the Zoning Board meeting were not given out in the 144 hour timeline. Mr. Bastille said that he was giving one lot to his son, and keeping the other lot for himself. He does not have any plans to further subdivide the property. Charles Brosseau made a motion to accept the application for Ronald and Ann Bastille Subdivision. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. Greg Jencks made a motion to approve the subdivision for Ronald and Ann Bastille. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Planning Board discussed the Spring Planning Conference.

Marsh Morgan wants the Planning Board Clerk to send the Zoning Board a letter stating that the Planning Board needs the minutes from the meetings in a timely manner, so they can make decisions.

The Planning Board went over the correspondence and mail.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

