

**TOWN OF CAMPTON
PLANNING BOARD MEETING
AUGUST 9, 2005
MINUTES**

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

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

First on the agenda, minutes from the July 12, 2005 meeting. Charles Brosseau made a motion to approve the minutes from the July 12, 2005 Planning Board meeting. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Work Session notes from August 2, 2005. Chris Kelly made motion to approve the Work Session notes from the August 2, 2005 meeting with corrections. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Southface at Sunset Ridge, Owl Street Associates LLC, wish to subdivide a 12 acre parcel from their land on Sunset Hill, Tax Map # 04.13.02. This parcel will be accessed from the existing Lilac Lane, which will be extended approximately 1200 feet. The subdivision maps are showing the hydrants, setbacks, map and lot number and road acreage. Charles Brosseau made a motion to approve the subdivision of Southface at Sunset Ridge. Don Johnson Jr. seconded the motion. The Planning Board voted in affirmative, unanimously. The Subdivision maps and the mylar were signed by the Planning Board.

Next on the agenda, Site Plan Review, CER Development, Inc., Campton Log Place, Southmayd Road. Mr. Rodrigues wishes to condominiumize his existing building on Southmayd Road. The property is in the Commercial Zone. The plans are for 3 units on the first floor and 2 units on the second floor. Marsh Morgan asked about the retention pond that was to be put on the property. John March said that Mr. Rodrigues stated that John King was going to do the retention pond, and it was shown on the plan. McNamara Insurance currently has units one and two. Greg Jencks made a motion to approve the Site Plan Review for CER Development, Inc., Campton Log Place. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. The Site Plan Review maps and the mylar were signed by the Planning Board.

Next on the agenda, Luther Haartz Subdivision, South, Lot # 6, NH Route 175. John March stated that Weston Woods Road has been completed and paved, and now Luther Haartz wishes to have Lot # 6 subdivided off from the remaining 338 acres. Marsh Morgan asked about the water tank and Luther said that he has talked with the Fire Chief and the water tank placement will be on the subdivision maps for next month. Greg Jencks made a motion to approve Luther Haartz Subdivision, South, Lot # 6. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the subdivision maps and the mylar. John March will be back next month with three more lots and a completed subdivision plan for Luther Haartz.

Next on the agenda, Mike and Doreen Dunklee, Subdivision, Boundary Line Adjustment, Palmer Road. The Dunklees wish to subdivide their existing Lot 3 and sell one-half of the lot to the Easterly abutter and the other one-half to the Westerly abutter. No new lots are being created. Charles Brosseau made a motion to approve the Dunkee Subdivision/Boundary Line Adjustment. Don Johnson Jr., seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the subdivision/boundary line adjustment maps and the mylar.

Next on the agenda, Site Plan Review, Kevin Daugherty, Thornton Collision, US Route 3. John March said that he would bring the Site Plan Review in next month.

Next on the agenda, Stephanie Elson, GIS mapping. Stephanie will update the lot lines with the new assessing maps that John March completed. This is a list of the data assembled to-date:

- Current Zoning
- Lot Lines
- Public and Protected Lands
- Roads and Trails
- Soil Drainage Classes
- Elevation, Slope, and Aspect
- Current Land Cover
- Historic Land Use- 1860, 1890
- Hydrographic Features (Streams, Water bodies)
- Aquifer Boundaries
- FEMA Floodplains
- National Wetlands Inventory
- Groundwater Hazards Inventory
- 2003 Aerial Photography
- Wildlife Habitat

Stephanie will have a series of meetings starting in Sept. through Nov. to check the GIS maps for accuracy. Brown University has been talking with Plymouth State University to possibly host our website for the GIS mapping software. This would save a lot of time and money for the town.

The analyses to be completed are:

Current zoning and natural resource-based build-out analyses

Scenic View shed Analysis

Strategic Land Planning Analysis

Stephanie will be available during the rest of the summer and through fall to meet with Campton residents and receive feedback, ideas and direction, ensuring that the community's needs and interests are effectively met.

The Planning Board thanked Stephanie for all her efforts, and is very pleased with what she has completed to date.

Next on the agenda, Kevin Daugherty, Thornton Collision, came in with a preliminary site plan for his property on Route 3. The Planning Board looked over his plan. Marsh Morgan asked about the vehicles, and was he going to have a fenced in area. Kevin said that he was going to have a fenced in area and he will be proposing a new building. He has talked with the fire chief regarding access for the fire trucks. John March will be in next month with a Site Plan Review for Thornton Collision.

The Planning Board adjourned at 8:45 PM.

Respectfully Submitted,

**May Brosseau
Planning Board Clerk**

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