

**TOWN OF CAMPTON
PLANNING BOARD
JUNE 13, 2006
MINUTES**

The Planning Board met this date with Marsh Morgan, Chairman, Charles Brosseau, Chris Kelly, Jane Kellogg, Stuart Pitts, Craig Keeney, Alternate, Don Johnson Jr., Alternate and Bill Cheney, Ex-Officio.

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

First on the agenda, the minutes from the May 9, 2006 meeting. Chris Kelly made a motion to approve the minutes of the May 9, 2006 meeting with corrections. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes from the June 6, 2006. Stuart Pitts made a motion to approve the Work Session Notes June 6, 2006. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, White Mountain National Forest and Steve Dinger, a Boundary Line Adjustment. Art York from York Land Services said that the U.S. Forestry Service(Small Tracts Act) plans to convey 0.49 acre to Steve Dinger. The parcel is located adjacent to the northwesterly corner of the Dinger parcel at the end of Abnaki Trail. The purpose is so that Mr. Dinger's house, well, and propane tanks will be entirely on his own property. Brian Lloyd from the Forestry Service stated that they have been working on this for about four years. Charles Brosseau made a motion to approve the Boundary Line Adjustment for the White Mountain National Forest and Steven Dinger. Chris Kelly seconded the motion. A motion was made to appoint Charles Brosseau as acting Secretary. The Planning Board signed the maps.

Next on the agenda, Greg and Cindy Jencks subdivision on the Bog Road. Mr. Jencks wishes to subdivide a 15 acre parcel on Bog Road into 9 single-family homesites. John March said that the name of the Jenck's subdivision will be Butternut Terrace. John March said that he Wetlands will not be impacted. Mark and Pam Trioano wanted to see the plan, as the subdivision will be close to their property line. Pam Trioano wanted to know if the property was going to be clear cut to their property line. Marsh Morgan told her that the Planning Board does not dictate to the developer about the cutting of trees. John March said that they were still waiting for the permits to come back from the state. Charles Brosseau made a motion to accept the application for the Butternut Terrace Subdivision, on Bog Road. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. John March said that they would be back next month.

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Next on the agenda, Kelly Subdivision, Perch Pond Road. Chris Kelly stepped down from this application. Craig Keeney will be filling in for Chris Kelly. The Kelly's wish to continue with Phase II of their subdivision consisting of lots 6 through 14, with a remaining area of 90 acres. The lots will be single family homes. Marsh Morgan asked John March to put the road names on the plan and the area for the roads. The Kelly's will have a water tank for the subdivision. John March stated that the wetlands permits have not come back from the state, and they will be back for the July meeting.

Next on the agenda, Bruce MacDonald, Site Plan Review. John March wants to continue this until next month.

Next on the agenda, Southmayd Enterprises, pre-school. Bill Grady, owner of the Southmayd Enterprises building on 24 Southmayd Street, stated that he wants to rent suite one (1100 sq. feet) to Kelly Langley who will be opening up a Montessori pre-school. Kelly Langley said that the pre-school will have about 10-15 children, ages 3 – 5 years old. The school will run five days a week from 8:30 AM – 2:30 PM. The Fire Chief has already looked at the space for the pre-school. Charles Brosseau made a motion to approve the White Mountain Montessori pre-school site plan review. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Planning Board discussed the sign permit for Bruce Jorgensen's gun shop on Blair Road. Marsh Morgan said that this would be a Site Plan Review. The Planning Board Clerk will send him a letter. The Planning Board had a discussion about home businesses, and that they are allowed in the Rural Residential Zone as long you do not have any employees.

The Planning Board went over correspondence and mail, and discussed the FEMA meeting, regarding the flood plain maps, that will be held in Plymouth, June 21st at 7 PM. Charles Brosseau said he would try and attend the meeting. Marsh asked May to send for a complimentary Citizen Planners Resource Kit from Lincoln Institute of Land Policy.

The Planning Board adjourned at 8:30 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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