

Town of Campton  
Planning Board Meeting  
July 10, 2007  
Minutes

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

Marsh Morgan Opened the meeting at 7:30 PM.

First on the agenda, the Minutes of the June 12, 2007 meeting. Charles Brosseau made a motion to approve, as amended, the Minutes of June 12, 2007. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes from the July 3, 2007 meeting, Greg Jencks made a motion to approve the Work Session Notes for the July 3, 2007 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, John March for the Greg and Cindy Jencks Boundary Line Adjustment on Bog Road. Greg Jencks will step down as a voting member, Don Johnson Jr. will be a voting member for this Subdivision/Boundary Line Adjustment and Chris Kelly will act as Secretary. Greg and Cindy Jencks would like to eliminate 5 lots, numbered 1 – 5, which was approved by the Planning Board August 8, 2007. They also want to do a Boundary Line Adjustment for Lot 1 only. Lot 1 will be the Jencks primary residence. Marsh said that the only change will be that Greg will build his house on lot 1. Charles Brosseau made a motion to approve the Butternut Terrace Subdivision, Boundary Line Adjustment. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. Greg Jencks stepped back in as secretary and a voting member of the board. The Planning Board signed the maps for Butternut Terrace.

Next on the agenda, Rick Tuck Subdivision, Vintineer Road Continued. Charles Brosseau made a motion to continue the Rick Tuck Subdivision until next month. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, David Sanborn, Site Plan Review, King Road and US RT 3. John March stated that Mr. Sanborn wishes to construct a 3 unit apartment building at his property on King Road. John March said that he would also like to add an attached 2 car garage with an office on the second floor. David Sanborn said that he has no heavy equipment. Marsh Morgan said that he has concerns about mixing residential and commercial, and the Board has an opportunity to keep residential and commercial separate. Charlie said that he agrees with Marsh, because he has concerns about safety.

Marsh thinks that the business should be on the state highway side. Don Johnson Jr. wanted to know if there was something in the regulations stating that he has to keep the commercial and residential separate. Marsh said there wasn't anything in the regulations regarding the separation of commercial and residential. Greg Jencks asked about the decks, and the fire truck access all around the building. Dave Sanborn said that there is access all around the building for the fire trucks. John March says they can keep the burm of trees and a one way driveway. Dave Sanborn said that he is trying to have the garage look like the rest of the apartment building. The Planning Board sees no problem with the site plan review. John March will bring the final site plan review back in August.

Next on the agenda, Meadow Loft circle inquiry about the spur road between Lot 18 and Lot 19. Larry Giarrizzo wants to build a house on Lot 19, and wants permission to access Lot 19 via the spur road. He would use the roadway as a driveway and maintain it. Larry Giarrizzo also requests that if this access way ever becomes a town road that the town or the developer would be responsible for the work required to bring this up to town specifications and maintenance thereafter. The Planning Board stated that the has the right to use the frontage then put in a driveway, and that he not be responsible to bring the road up to town specifications. He will need to apply for a driveway permit. Greg Jencks said that they would need to name the road. The Fire Chief is in charge of naming the roads.

Marsh Morgan wanted the Board to know that it was acceptable to request different things for a site plan review, as an example, the Planning Board had requests for the Dunkin Donuts building style. He was trying to get the Sanborn Site Plan to blend with the rest of the buildings in the area.

Next on the agenda, Bruce MacDonald Site Plan Review for next month. Marsh wants to see the site plan maps for Bruce MacDonald for the next meeting. Bruce will be in next month with Mary Pinkham Langer from the State of NH. Greg Jencks wants to see the elevations. Marsh Morgan said that there are restrictions on gravel pits. The Planning Board did not approve a gravel pit for Bruce MacDonald. Marsh said that he hoped after the next meeting with Bruce MacDonald and Mary Pinkham Langer that the Selectmen would enforce what the state and Planning Board requests. Craig Keeney thought that the Selectmen would back the decision of the Planning Board.

Charles Brosseau said that he wanted to know what is he expected to check, for the Building Permits. Craig Keeney said that the Selectmen would be discussing the Building Permit fees, and what the job description of the Code Enforcement Officer would be on the July 16th meeting. Marsh Morgan will attend the meeting.

Don Johnson Jr. wanted to know if he could put his 1925 Lombard, log hauler out for display near Perch Pond Road with a roof over it. He said that it would not meet the setbacks, and would be too close to the road. Marsh Morgan and Planning Board liked the idea of the display, but, he would not meet the setbacks, so he would have to go the Zoning Board of Adjustment and get a variance.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 8:45 PM.

Respectfully submitted,

May Brosseau  
Campton Planning Board

/mb