

**TOWN OF CAMPTON  
PLANNING BOARD  
MEETING  
SEPT. 13, 2005**

**The Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Don Mower, Jane Kellogg, 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, minutes from August 9, 2005 meeting. Greg Jencks made a motion to approve the minutes from the August 9, 2005 meeting. Chris Kelly seconded the motion. The Planning board voted in affirmative, unanimously.**

**Next on the agenda, the Work Session notes from Sept. 6, 2005 meeting. Greg Jencks made a motion to approve the Work Session notes Sept. 6, 2005. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, Comfort Keepers, Site Plan Review. Comfort Keepers is a franchised business through The Woods that provides assisted living services. Chris Bolan, representing Comfort Keepers, stated that the Fire Chief will do an inspection of the office space on 9/21/05 and they have adequate parking. The Planning Board wanted to know if they had a permit for the sign. Chris Bolan said that they would come in and get a Sign Permit. Don Mower made a motion to approve the Site Plan Review for Comfort Keepers. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, Luther Haartz Subdivision, South. Luther Haartz wishes to subdivide 8 one acre + lots from his property on Route 175. The lots will be for single-family homes. John March stated that the test pits are done and the water tank will be at the corner of Lot 10. Greg Jencks wanted to know who is going to maintain the water tanks once they are in. Stuart Pitts would like to see the water tank installed before any more lots are sold. The Planning Board had a discussion as to how many lots sold in a Subdivision before the water tank installation would be required. Don Johnson Jr. said that it was up to the discretion of the Fire Chief. Marsh Morgan stated that he thought it was the Fire Chief's call. Don Johnson Jr. said that he thought that each new home should be internally sprinkled. The Planning Board wanted Don Johnson Jr. to ask the Selectmen at the next meeting about who is going to maintain the water tanks. John March will bring the Haartz subdivision back next month.**

**Next on the agenda, Roy Sabourn, Central NH Realty. Mr. Sabourn was present and provided maps for the subdivision. Central NH Realty wished to subdivide Tax Map #4.11.005 into two lots. Lot 1 will contain 6.98 acres, have frontage on Owl**

Street, and will include the existing large warehouse/plant building. Lot 2 will contain 3.00 acres and have frontage on Route 175. A church is proposed to be built on Lot 2. No new roads or streets will be created by the proposed subdivision. Roy Sabourn stated that the State issued the Driveway Permit. Pastor Shirley Marcroft stated that the church does not have any immediate plans to build. Pam Avery said that she would like to see a 50 ft. buffer and trees planted. Marsh Morgan said that the Planning Board had the Central NH Realty Subdivision before them at this meeting. Charles Brosseau made a motion to approve the Central NH Realty Inc. Subdivision. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. The New Life Church will be back for a Site Plan Review when they are ready to build. The Planning Board signed the maps and the mylar.

Next on the agenda, James Moore, a Subdivision. Roy Sabourn presented the maps. The property, just less than 3 acres, is located on the corner of Rte 3 and Blair Bridge Road. A driveway would need to be put in to the new lot. A DOT application has been submitted. The frontage is over 200 feet. John March, an abutter, is willing to sign off, approving the planned use of the property. Roy Sabourn will meet with Jane Kellogg, Conservation Commission, for the Wetlands Permit. Marsh Morgan discussed with the Selectmen an easement for the area, which is next to the covered bridge. The public, in general, use this area to park their cars and access the river. Currently, the State Plow trucks use this area to turn around in. Don Johnson Jr. stated that there is no liability issue in this state. Roy Sabourn will talk with Mr. Moore regarding the easement. Roy Sabourn will have Mr. Moore come to the Planning Board Work Session next month. The Moore Subdivision will be continued next month.

Next on the agenda, John March for the Kendrick Subdivision. John March presented the maps. The property is located on Route 175. They plan to subdivide 6.30 acres, into 2 lots, 4.0 acres and 2.3 acres. There is 200 feet of road frontage, the test pits are done. There is an existing driveway, and the DES permits are in. Greg Jencks made a motion to accept the Kendrick Subdivision. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. The Kendrick Subdivision will be continued next month.

Next on the agenda, Karl & Linda Kelly Sr., two lot Subdivision. The Kelly Subdivision was approved Nov.16, 2004. The mylar was not signed for the subdivision. The Planning Board signed the subdivision maps and the mylar.

The Planning Board went over the correspondence and mail. The registration forms for the 2005 Fall Planning and Zoning Conference were passed out. The registration deadline is Friday, Oct. 28, 2005.

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**Jane Kellogg discussed the Master Plan update. Bob Bulkerly is willing to do the census information. Jane Kellogg stated that we should have a standing committee to keep our Master Plan up to date. Chris Kelly, Jane Kellogg, Charles Brosseau and Bob Bulkerly will be on the standing committee for the Master Plan.**

**The meeting adjourned at 8:40 PM.**

**Respectfully submitted,**

**May Brosseau  
Campton Planning Board**

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