

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
OCT. 11, 2005**

The Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Chris Kelly, Jane Kellogg, Stuart Pitts, Alternate, and Harry Hughen, Alternate.

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

First on the agenda, the Planning Board voted to make Harry Hughen, Alternate, a voting member for tonight's meeting.

Next on the agenda, minutes from the September 13, 2005 meeting. Greg Jencks made a motion to approve the minutes from the September 13, 2005 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session minutes from October 4, 2005. Jane Kellogg made a motion to approve the minutes from the October 4, 2005 meeting. 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. The water tank is shown on the map, and has been ordered. Greg Jencks made a motion to approve the Luther Haartz, Subdivision, South. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

Next on the agenda, Kendrick Subdivision. John March presented the maps. Mr. Kendrick wishes to subdivide his property on Route 175 into 2 lots, one lot will be 4.0 acres and the second lot will be 2.3 acres. The total acreage is 6.30 acres. Greg Jencks made a motion to approve the Kendrick Subdivision. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Richard and Heather Klautt, Voluntary Merger of lots. Mr. and Mrs. Klautt have purchased a piece of property located on the Northerly side line of NH Route 49 from the State of New Hampshire. The property abuts their property (formerly, Granite State Goodies) on 3 Tower Road. Chris Kelly made a motion to approve the Voluntary Merger for Richard and Heather Klautt. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the Voluntary Merger forms.

Next on the agenda, Darlene King, Site Plan Review. This was the King Family Homestead, located on 17 King Road. The house is a 6000 square foot colonial

home built in 1775, with 5 acres of land. The property is in the commercial zone, and they would like an approved use to operate a Bed and Breakfast. The home has five bedroom suites. Greg Jencks made a motion to approve the Site Plan Review for the King Heirs property as a five bedroom suite, Bed and Breakfast. Harry Hughen seconded the motion. The Planning voted in affirmative, unanimously.

Next on the agenda, Roger & Roberta King Heirs, 2 lot Subdivision and a Boundary Line Adjustment. Kevin French presented the maps. The Roger & Roberta King Heirs own 75 acres of land on King Road. At the present time there are two dwellings on the property, the Homestead and an abutting cottage. At this time the heirs wish to divide 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 (69 acres) would then be annexed to the abutting lot owned by their daughter, Darlene King-Jennings. The purpose of this subdivision is to aid in settling the estate. The State approvals are not back for the cottage lot. Marsh Morgan saw no problems with the subdivision/boundary line adjustment. Greg Jencks made a motion to accept the King Heirs Subdivision and Boundary Line Adjustment. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. Kevin French will be back in next month.

Next on the agenda, Michael & Shirley Condon, 3 lot Subdivision on King Road. Kevin French presented the maps for the Condon Subdivision. Michael & Shirley Condon own 3.93 acres of land on King Road. At present, there are no dwellings on the property. At this time they wish to divide the parcel in to 3 lots, all of which will be large than 1 acre in size. This parcel is located entirely in the Commercial Zone. The state septic approval is not back yet. They will need 2 driveway permits. Greg Jencks made a motion to accept the Michael & Shirley Condon Subdivision. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. Kevin French will be back in next month.

Next on the agenda, Campton Log Place, Retention Pond. Chris Kelly stated that they still have not put in the retention pond at Campton Log Place. The approved Site Plan Review had the retention pond. The Planning Board Clerk will send a letter to Campton Log Place, regarding the status of the retention pond, and to see if it can be done before winter.

Next on the agenda, Boulder Village Condominium. Tom Hoyt had come in last week to inquire as to whether the Boulder Village Association could rebuild a building that had burned down in the 1980's. The Planning Board Clerk had contacted the Town Attorney, Timothy Bates. Attorney Bates responding by sending the Planning Board an email. In Attorney Bates opinion any legal right to rebuild the condominium building that was destroyed by fire in the 1980's has been abandoned through failure to act. Therefore, any new construction on the 10 acre

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would have to comply with Campton's current land use regulations, taking into account the 16 or 17 condos on the parcel that were not destroyed. The developer would have to comply with current land use regulations looking at the parcel as a whole. The Planning Board Clerk will send a letter to Mr. Hoyt with a copy of Town Attorney's letter.

Marsh Morgan brought up the Planning and Zoning Conference, Saturday, Nov. 5, 2005 at the Mountain Club on Loon, Lincoln, NH. The last day to register is Oct. 28, 2005.

The Planning Board discussed the memorandum from Stephanie Elson regarding GIS Planning, Equipment and Personnel Recommendations. The capital costs are anticipated to be - \$9,000.00 in the first year, and \$500 in subsequent years. The operating costs are anticipated to be \$5,500 per year.

Marsh Morgan reminded the board about the presentation of the GIS maps on Thursday, Nov. 10, 2005, 7 PM at the Old Town Hall.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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