

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
NOV. 8, 2005**

The Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Chris Kelly, Charles Brosseau, Jane Kellogg, Don Mower, and Don Johnson Jr., Ex-officio.

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

First on the agenda, minutes from the Oct. 11, 2005 meeting. Greg Jencks made a motion to approve the minutes from the Oct. 11, 2005 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes from Nov. 1, 2005. Charles Brosseau made a motion to approve the Work Session notes from Nov. 1, 2005 as amended. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, James Moore, a Subdivision off Blair Road and Route 3. Mr. Moore wishes to subdivide his 2.93 lot into two parcels. Lot 1 will contain the existing home and approximately 1.4 acres. Lot 2 will contain 1.52 acres, and have road frontage on Route 3. No new roads or streets will be created by the proposed subdivision. Roy Sabourn said that Mr. Moore will convey the gravel parking area (2217 sq. ft) to the Town of Campton. Roy is working on a deeded right of way off Route 3 to Lot 2. The Wetlands Board stated that there was alternate route off Route 3, rather than the driveway coming off Blair Road. The Moore Subdivision will be continued to the December meeting.

Next on the agenda, Chris and Paula Kelly Subdivision. Chris Kelly stepped down, from the board on this subdivision. Chris and Paula Kelly wish to subdivide 5 single family house lots from their property on Perch Pond road. 3 lots will have frontage on Perch Pond Road, and 2 lots will have frontage on Hogback Road. No new roads will be constructed at this time. Two abutters from Hogback Road, Walter & Harriet Kissler and George & Cynthia Short had some questions regarding the Kelly Subdivision. Mr. Short wanted to know if they planned further development and where the roads were planned. Chris Kelly said that they were subdividing just the five lots at this time. Mr. Short said that he would like to see all current and future development on the plan. Marsh Morgan stated that usually a few lots were sold first, then the road is put in, for the second phase of the subdivision. Mrs. Short stated that this subdivision would be impacting the community on Hogback Road, and that the area behind them needs to be protected.

Marsh Morgan said that the Kelly's do not have the entire plan yet. Greg Jencks stated that all the regulations have been met for a subdivision plan. Mr. Short was questioning John March and his experience as a surveyor. John March said that all the lots are over 2 acres, the test pits have been done and the State reviews all the lots in a subdivision. Mr. Short was concerned about the wetland area behind his lot. John March said that he was aware of the wetland area, and took that into consideration when the test pit was done. John also stated that he has 30 years experience as a certified surveyor. Paula Kelly said that they were trying to be honest and forthcoming with their subdivision plans, and they are going to continue to be living there. Chris Kelly said that there will be covenants in the subdivision. Marsh Morgan said that the Planning Board would vote on accepting the Kelly Subdivision tonight, and the board would have 60 days to make a decision after tonight's vote. Greg Jencks made a motion to accept the Kelly Subdivision. Don Mower seconded the motion. The Planning Voted in affirmative, unanimously. The Kelly Subdivision will be on the agenda for the December meeting.

Next on the agenda, Bruce MacDonald, Site Plan Review. Mr. MacDonald wishes to build 7 condominium units on his property located on King Road and Route 3. Darlene King asked if the house on the property was going to be torn down. Bruce MacDonald said that the house was going to be torn down. The Fire Chief has met with Mr. MacDonald. Mr. MacDonald is going to use a sprinkling system. The Fire Chief will write a letter for Mr. MacDonald. Charles Brosseau made a motion to accept the Site Plan Review. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. John March will bring the Site Plan Review for Mr. MacDonald back next month.

Next on the agenda, Central NH Realty, New Life Church, Site Plan Review. Don Mower stepped down for the Central NH Realty, Site Plan Review. The New Life Church is leasing space from Central NH Realty Inc., on Owl Street. The church wants to use their leased space for a church thrift shop ministry and for a church. Until October 29, 2005 the church had a church thrift shop ministry located at the Campton Corners at 25 Vintineer Road. Pam Avery asked about the Youth Program and the Sunday Services. Shirley Marcroft said that they had a shuttle bus donated to them, so they will transport the kids to and from the Youth Program on Friday nights from 6 PM to 8:30 PM. Pam Avery questioned as to whether this was a Special Exception for the Zoning Board of Adjustment, since it was a change of use. OD Cormier, owner of Central NH Realty stated that there has been several businesses in the building over the years. Mr. Cormier said that White Mountain Industries sold items from the building in years past and EMS, a distribution business, currently is leasing part of the building. Marsh Morgan asked the board if they thought this should be a Special Exception. The Planning Board felt that because it was a similar business they did not need a Special Exception. Greg Jencks made a motion to approve the Site Plan Review for Central NH Realty, New

Life Church, for the Thrift Shop ministry. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. New Life Church will have to go to the Zoning Board of Adjustment for a Special Exception for the Church to be relocated to the Central NH Realty building on Owl Street.

Next on the agenda, David Still, CLD Inc., Dunkin Donuts, Rt. 49, Richard and Heather Klaudt's property. The Dunkin Donuts they are proposing will be a 30 seat capacity with about 1800 square feet. David Still said that they would be relocating the sign out by Route 49, the bank is in favor of the relocation. The height of the building will be 27 feet. David Still will meet with Charlie Brosseau regarding the signage. Jane Kellogg wanted to know if the lights could have a colonial look. David Still saw no problem with that. Chris Kelly wanted to know if instead of the blank wall roadside they could do something to dress it up the building. David Still said he would see what he could do. Don Johnson asked about the water drainage. Marsh Morgan said that when the snow melts there could be a problem, and that a catch basin works well. The septic approval is back from the state. Marsh Morgan would like the entrance and egress to be moved up the hill. David Still will change the entrance and egress on the plan for the next meeting. David Still will meet with Charlie for the Driveway Permit. CLD will be back to the December meeting with the revisions that the Planning Board wanted on the plan.

Don Johnson said that Campton Log Place still does not have the retention pond that was on the approved Site Plan Review. The Planning Board Clerk will send a follow-up letter.

Jane Kellogg will send a copy of the amendment to zoning on prohibited uses in Campton. The Planning Board Clerk will send it to the Town Attorney to review.

The Planning Board had a discussion regarding the amendment to zoning, on the zoning ordinances for new retail stores and business centers. Darlene King, Chris Bolan and Craig Keeney felt that the ordinance was fine with the exception of the building size. Don Johnson said that Pike is the only visible land on Route 49, and by putting a limit of size on the building would be like dictating to them. Marsh Morgan said that the building size would apply to the rest of the town, not just the Pike property. Darlene King suggested that the Planning Board put the building size limits on a separate ballot. Chris Bolan said that he could put the amendments to be voted on in his Newsletter from the Chamber.

Marsh Morgan said that we could hold the public hearings in January on the amendment to zoning. Marsh stated that the Planning Board should submit to the Town Attorney as it is written, then ask him if it could be a separate ballot.

The Planning Board discussed the Dark Sky standards in the Site Plan Review Regulations. Marsh suggested that we have a public hearing in January regarding

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town lighting in our regulations.

Don Johnson said that its difficult to enforce regulations.

Charles Brosseau wanted to discuss the set back in the cluster lots in Waterville Estates. The Planning Board had a discussion about the using the green area in the cluster lots. Marsh Morgan stated that the Waterville Estates cluster lots are to have:

- 1. 50 feet back from the front lot line**
- 2. 30 feet from the edge of the cluster boundary lines**
- 3. Within the cluster lot, the individual lot within the envelope, the side lot regulations are 30 feet from the edge of the envelope, and/or 25 feet from the edge of the individual cluster lot.**

The Planning Board went over correspondence and mail.

The meeting adjourned at 9:50 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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