

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
DECEMBER 9, 2008**

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Harry Hughen, Alternate and Marsh Morgan, Ex-Officio.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Minutes for the November 18, 2008 meeting. Greg Jencks made a motion to approve the minutes for the November 18, 2008 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for the December 2, 2008 meeting. Greg Jencks made a motion to approve the Work Session Notes for the December 2, 2008 meeting. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Clayton & Najwa Hana O'Hara subdivision/cluster lot, on NH RT 175, Campton Village. John March presented the O'Hara application and map to the Planning Board. The O'Hara's currently have 2 separate residences on their property:

1. The main house and barn (1371 NH Route 175).
2. A smaller adjacent cabin (1369 NH Route 175).

The O'Hara's would like to restructure these 2 existing residences by moving the small cabin westerly to a location in the field. The main house and the cabin will then each be on their own "Cluster Lot". Each of these Cluster Lots will be restricted to one primary residence only.

Lot density remains the same as it exists today-two primary residences.

The Fire Chief has reviewed the survey plans and visited the site. For reasons of fire protection and public safety, he is in favor of this proposal. Gail Robbins and Dan Dunfey, abutters to the O'Hara property, are not in favor of the cluster lot, because they think that it would lower the value of their property. Gail Robbins said that she has lived there for 10 years and it would change the character of the neighborhood, and will effect her property value. Chris Kelly said that there have been other cluster lots in town. Charles Brosseau said that the Planning Board is getting ready to put forward an amendment to the Zoning Ordinance, regarding Cluster Housing to be voted on in March. The amendment requires 25% for

common land, green, unbuildable and the cluster envelope shall have a minimum of five acres, not to exceed fifteen lots in the cluster. Charles Brosseau wanted to know if they had the letter from the Fire Chief. John March said that they did not have the letter from the Chief. He told them he was in favor of it. Greg Jencks said that he had a problem with making a motion to approve the cluster lot without the letter from the Fire Chief. The Planning Board wanted John March to have the septic design for the second lot, and the letter from the Fire Chief. Charles Brosseau made a motion to continue the O'Hara subdivision/cluster lot until next month. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Tara Bamford, the Planning Director for the North Country Council. Tara gave the Planning Board and the Conservation Commission maps of the Pemigewasset Water Shed Study area Co-Occurance Analysis with Supplemental Layers. Tara and Planning Board went over the map with discussion about the well head protection area. This will be a helpful planning tool. Tara will send the map in disc format for the Planning Board. The Planning Board thanked Tara for the maps and her presentation.

Next on the agenda, Andrew Burrows for a Boundary Line Adjustment on 20 Gray Road. Andrew Burrows wishes to purchase from Alan Hill a 50' wide strip of land, on which a garage will be constructed. No new lots will be created. Charles Brosseau made motion to accept the Andrew Burrows Boundary Line Adjustment. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. Charles Brosseau made a motion to approve the Andrew Burrows Boundary Line Adjustment. 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, the Planning Board worked on the wording for the proposed amendment to the Zoning Ordinance, regarding Cluster Zoning. The Planning Board will have a Public Hearing in January.

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Next on the agenda, Jason Russo, Mason Road. Charles Brosseau has checked his house to see if the Cupola has been removed, as it is over the height restriction. He was supposed to remove the cupola in July 2008, and to date it has not been removed. Marsh Morgan said that the Planning Board needs to send a memo to the Board of Selectmen, and maybe a letter should come from the Town Attorney to Mr. Russo. Chris Kelly said that A & H Automotive seems to have more than one business going on, and maybe they need to have a Site Plan Review. Charlie will go and speak with Lenny Roy.

The Planning Board adjourned at 8:15 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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