

TOWN OF CAMPTON
PLANNING BOARD
MEETING
JULY 13, 2010
MINUTES

The Planning Board met this date with Stuart Pitts, Chairman, Charles Brosseau and Marsh Morgan, Ex-Officio.

Stuart Pitts opened the meeting at 6:30 PM. Charles Brosseau will be the acting secretary for this meeting.

First on the agenda, the minutes for the June 8, 2010 Planning Board Meeting. Marsh Morgan made a motion to approve the minutes for the June 4, 2010 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Peter and Jean Robson, Puckerbrush Road, for a Boundary Line Adjustment and a Subdivision. John March said that this application will be withdrawn.

Next on the agenda, Mike Johnson, a Boundary Line Adjustment off Sundew Lane. Mr. Johnson and his abutter Mrs. Patricia Barker wish to adjust several of their common boundaries. Mr. Johnson's parcel, Tax Map 3 07.02.05 will be adjusted from 5.35 acres to 5.03 acres. No new lots will be created. John March said that he has noted on the plans that Patricia Barker completed a Voluntary Merger dated 5/14/10. Stuart said that the lot is now conforming. Charles Brosseau made a motion to approve the Boundary Line Adjustment on Sundew Lane for Mike Johnson and Patricia Barker. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

Next on the agenda, Paula Moriarty, Site Plan Review for 1119 NH RT 175. Paula's intention is to operate a small art gallery in her home. She currently has no intention of having employees. There is available parking in the four car driveway, as well as space adjacent to the small garage. The Planning Board asked if she had a sign permit, and she said that she already had an approved sign permit. Stuart Pitts made a motion to approve the Site Plan Review for Paula Moriarty's art gallery in her home. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, John March representing Donald and Cathy Bishop for a Subdivision off Beaver Brook Road. The existing approved 11 lot subdivision accessed from Beaver Brook Road has been modified slightly to minimize impacts to wetlands, as requested by the NH Wetlands Bureau. The access road has been shortened and several lots changed slightly. The number of lots stays the same – 11. The Bishops are requesting a partial revocation and several minor lot line adjustments to this approved

subdivision. They are also requesting the subdivision of a new lot 12 with frontage on Hemlock Hill Road. This lot 12 can also be accessed via a 50 foot Right of Way from Seven Sister's Circle, the road serving the 11 lot subdivision. John March said that a lot of the road is complete. Stuart Pitts said that the road has to be complete or money set aside for the completion before lots can be sold. Marsh Morgan said that they should check with the Road Agent. Charles Brosseau said that the current subdivision is being partially revoked, and has a new design that does conform with current wetland requirements. The motion was made and seconded to partially rescind the Bishdonca Woods Subdivision. Marsh Morgan made a motion to approve the re- design of the Bishdonca Woods Subdivision, showing lots 1 – 11. This re-designs the turn around and the frontage on the lots. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. Marsh Morgan made a motion to approve the subdivision of lot 12, Bishdonca Woods Subdivision, into two lots. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. Stuart Pitts requested that this be put onto two separate maps. John March will bring the maps and the mylar in the next Planning Board meeting, for the board to sign.

Next on the agenda, Mike Benton and Brad Benton Jr., came into the Planning Board to discuss the event specific sign for the Boogie and Blues Festival in August. Mike Benton said that the sign has already been made up, and it is 9 x 5 on vinyl. Chris Bolan wanted the board to know that the Chamber was in support of this event specific sign, for the Boogie and Blues Festival. Stuart Pitts said that the Sign Ordinance States that the event specific signs shall not exceed 32 square feet (4 x 8). Charles Brosseau said that the sign ordinance states that the event specific signs may be displayed no more than 30 days in advance of an event (including the day of the event) and must be removed no more than five days after the event. The Planning Board said that they should try and make the sign smaller on the wood frame to be closer to the size allowed by the sign ordinance. Mike Benton agreed to make the sign as small as he could. Charlie said that they needed to complete the Sign Permit, and have Bob Frasier sign the permit, giving them permission to put the sign on his property. Mike and Brad Benton agreed to do this, and bring the sign permit back to the town. Mike and Brad Benton thanked the Planning Board.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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