

**edxiTOWN OF CAMPTON
PLANNING BOARD
MEETING
JUNE 23, 2005**

The Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Charles Brosseau, Jane Kellogg, Don Mower, Stuart Pitts, Alternate, Harry Huguen, Alternate and Donald Johnson Jr., Ex-Officio.

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

First on the agenda, Mosen Kurd, regarding his property on Rte. 175, next to The Woods. Mr. Kurd has hired John March to survey his property and look into several possibilities, one of which to do a condominium complex. The Planning Board asked questions about how many bedrooms were in the barn and if there were more than one kitchen. Mr. Kurd said that he had added an additional kitchen and bedrooms in the barn. Marsh Morgan stated that this should be a Site Plan Review. John March will work on a septic design and a Site Plan Review for Mr. Kurd for next month.

Next on the agenda, Brownstone Realty LLC, Owl Street. Brownstone Realty LLC wishes to subdivide the former Lappetito property on Owl Street into 3 single family home sites. No new roads will be constructed. John March presented the board with the two state driveway permits, and said that the corners have been set for the three lots. The Planning Board did not have any further questions for the subdivision. Charles Brosseau made motion to approve the Brownstone Realty LLC subdivision. Donald Johnson Jr. seconded the motion. The Planning Board voted in affirmative, unanimously. The maps and mylar were signed.

Next on the agenda, L.Z. Burkham, subdivision, Ellsworth Hill Road. Mr. Burkham wishes to subdivide his 5.21 acre parcel into two lots, one of 1.89 acres and one of 3.47 acres. These lots will use existing state driveway permits on Ellsworth Hill Road. The Planning Board did not see any problems with the subdivision. Charles Brosseau made a motion to approve the L.Z. Burkham subdivision on Ellsworth Hill Rd. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. The maps and mylar were signed.

Next on the agenda, Sun and Timber Homes LLC, Subdivision, Beech Hill Road. The owners wish to subdivide the existing 10.02 acre lot into two lots resulting in Lot one of 3.45 acres and Lot two of 6.56 acres. The Planning Board noted that the Map and Lot numbers need to be put on the plan. Greg Jencks made a motion to accept the Sun and Timber LLC, Subdivision application on Beech Hill Road. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. Greg Jencks made a motion to approve the Sun and Timber Homes

LLC Subdivision. Donald Johnson Jr., seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, BPV Development LLC wishes to make some minor lot-line adjustments with the Ellsworth Estates property. Lot 2 will be adjusted to deed a 35' wide parcel of land to abutter Tony Benedetti, allowing his parcel to be accessed from Libby Lane. The cul-de-sac at the Easterly end of Libby Lane has been modified slightly on-site, to minimize impact to wetland areas. Lots 1 and 6 are changed minimally at their frontage on Libby Lane. Total number of lots, six, remains the same. John March gave the Planning Board a copy of the approval letter of the re-subdivision for Dean Giftos, dated Dec. 29, 1999. Mr. Benedetti is the abutter. Jane Kellogg made a motion to approve the Boundary Line Adjustment for BPV Development LLC, Ellsworth Estates Subdivision. Don Mower seconded the motion. The Planning Board voted in affirmative, unanimously. Charles Brosseau made a motion to approve the Road Alignment, for BPV Development LLC, Ellsworth Estates Subdivision. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. The maps and the mylar were signed.

Next on the agenda, South Face Subdivision, at Sunset Ridge, Owl Street Associates. John March presented a preliminary plan to the board. John March stated that this will be an eleven lot subdivision off Lilac Lane. The test pits have not been completed. Marsh Morgan wanted the fire hydrants and the Map and Lot numbers shown on the completed plan. Greg Jencks made a motion to accept the application for South Face Subdivision at Sunset Ridge. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. John March will be back next month.

Next under correspondence, a letter from DES, Excavation Permit. Donald Johnson Jr. stated that this was for the Cell Tower site off Route 49, and that Pike was going to do the job.

Next the Planning Board had a discussion regarding Thornton Collision. Donald Johnson Jr., stated that the Selectmen had discussed it and had Anne Marie call Kevin Daugherty, Thornton Collision, to get on the Planning Board agenda for Site Plan Review. Mr. Daugherty said that he has contacted John March to do his Site Plan Review.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

May Brosseau

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