

**TOWN OF CAMPTON  
PLANNING BOARD  
MEETING  
JULY 14, 2009  
MINUTES**

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

**Stuart Pitts opened the Planning Board meeting at 7 PM.**

**First on the agenda, the minutes for the June 9, 2009 Planning Board meeting. Chris Kelly made a motion to approve the minutes, with corrections, for the June 9, 2009 Planning Board meeting. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, the July 7, 2009 Work Session. Greg Jencks made a motion to approve the notes, with corrections, for the July 7, 2009 Work Session. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, the Campton Recreation Summer Camp, regarding a Welcome to Campton Sign. As part of the camp program they were asked to come up with a community service project for the Town of Campton. They decided that the town needed a welcome sign. Bob Frasier from the Campton Mobile Station on NH RT 49, has agreed to place a sign on his property. The sign will be 3 ft x 6 ft. This meets the sign ordinance requirements. Marvel Signs will be giving them a price on the sign. The summer camp will be doing fund raising to pay for the sign. Various pictures of New Hampshire's scenery will be on the sign. This comes under government functions and is allowable. The Planning Board liked the idea of a Welcome to Campton sign. The board thanked them for the presentation, and wished them the best of luck on their project.**

**Next on the agenda, Jeffrey Caron representing the Mr. Prospect Academy, for a Site Plan Review. The Wilson Tire Building is located at 1024 US Route 3. The building is currently being leased by the Mount Prospect Academy from the owner, Elizabeth Pollard, Pollard Real Estate Partnership. The building is being used by our school as a vocation site for the students in our program. It consists of an auto repair shop, outdoor adventure equipment storage and New Hampshire trails instruction. They are also in the process of obtaining approval for an inspection station, which would be used for all MPA vehicles and possibly for the public use as well. Jeff Caron said that the following upgrades have been completed:**

**All lighting completed on exits and egresses**

**New heat installed-wiring is up to code**

**4 x 6 insulated aluminum panels installed to replace broken glass windows**

**2 x 4 window panels installed above aluminum panels**

**Added egress to upstairs office space**

**Electricity/fire alarms/exit signs- Mort Donahue**

**Greg Jencks wanted to know about the ventilation for the upstairs office. Jeff Caron said that everything is sealed off, and the Fire Chief has made an inspection of the building. Stuart Pitts wanted to know if they had changed the parking lot. Jeff said that they had not changed it. Charlie wanted to know if the Wilson Tire Sign had been taken down. Jeff said that it had not been taken down and they would like it removed. Charlie suggested that the board send a letter to Elizabeth Pollard to have the sign removed. Jeff said that the Mt. Prospect Academy is leasing the building and they would like to purchase the property before the end of the year. Marsh Morgan made a motion to approve the Site Plan Review for the Mount Prospect Academy. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, Bruce McDonald, Site Plan Review, US Route 3. John March, representing Bruce McDonald said that Bruce wishes to use his commercially zoned land to sell mulch bark, dried manure, and other construction items on his property, as shown on the plans. John said that he had shown the building on the plan. Jane Kellogg wanted to know about the relocation of the pole. John said that the pole would be relocated to same area, closer to the road. Chris Kelly was questioning the stones stacked on the property, for the retaining wall. Bruce McDonald said that the stones would be adequate for the wall. Marsh Morgan wants it to be shown as a sloping retaining wall. Stuart Pitts wants to see detail on the retaining wall on second sheet. John March said that they would use the geo tech**

**fabric for the retaining wall to hold it in place. Greg Jencks said that he was concerned about having a guard rail or some kind barrier around the King Road side of the site. Greg said that he had spoken with Butch Bain about the replacement of the old guard rail. Bruce said that he would attend a Selectmen's meeting and talk to them about the replacement of the guard rail. Marsh suggested that John note the guard rail or a barrier on the site plan. Charlie said that it should be noted that it was a cable guard rail and state the approximate location on the plan. John March said that they would be back next month with a completed site plan.**

**Next on the agenda correspondence and mail. North Country Council is hosting a presentation and discussion on N.H. workforce housing law SB 342, and how it will affect N.H. communities. It will be held at the Franconia Town Hall, Wednesday, July 29, 2009 from 7 PM – 9 PM. Charlie and Greg are interested in going.**

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**The North Country Council will be holding a public hearing on Regional Transportation and coordinated public transit, on Wednesday, August 12, 2009 at 6 PM, at the Rocks Estate in Bethlehem. The board discussed the Regional Transportation public hearing.**

**Next on the agenda, Moshen Kurd, from NH RT 175 is advertising one of his apartments as a condominium. The Planning Board discussed that this was not a completed/approved Site Plan Review for condominiums. The septic system should have been upgraded to accommodate the extra units. The Planning Board will send him a letter.**

**Next on the agenda, Greg Jencks subdivision on Bog Road. Greg wants to eliminate two lots from his subdivision. The Planning Board said that they would have to rescind the current subdivision and he would have to complete a new subdivision plan.**

**The Planning Board adjourned at 8:15 PM.**

**Respectfully submitted,**

**May Brosseau  
Campton Planning Board**

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