

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
SEPTEMBER 8, 2009
MINUTES**

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

Stuart Pitts opened the meeting at 7 PM.

First on the agenda, the minutes of the August 11, 2009 Planning Board meeting. Greg Jencks made a motion to approve the amended minutes for the August 11, 2009, Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for the September 1, 2009 Planning Board meeting. Greg Jencks made a motion to approve the Work Session notes for the September 1, 2009 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Leonard Roy for A & H Automotive an update of his Site Plan Review on 7 Six Flags Road. Leonard Roy said that he wanted to add selling cars, Leasing an area for Robert Burhoe to sell firewood, and to lease an area to Larry Benoit for the storage of heavy equipment. He has to apply to the State of NH for a dealers license. Stuart Pitts said that he has been doing a good job with the tires. Marsh Morgan said he should try and keep the area cleaned up. Jane Kellogg wanted assurances that the gas/oil would not go to the river. Leonard said that the area is gravel and has a berm around the area by the garage. Charles Brosseau wanted to know what would be the largest amount of oil that could leach into the ground. Leonard said that he uses all the waste oil to burn in his furnace for the garage. Greg Jencks said that he sees no problems with the updated Site Plan Review, and it is a legal use of the property. Greg Jencks made a motion to approve the A & H Automotive Site Plan Review. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Roy Sabourn, representing Randy Mardin Sr., for a subdivision Off NH RT 175. Mr. Mardin wishes to subdivide Tax Map 15.15.18 into two parcels. The proposed lot 15.15.18.001 (with existing Mardin house and garage) will contain 1.25 acres and have frontage on NH RT 175 and a proposed new 50 foot wide right-of-way/drive. The residual lot 15.15.18 (with existing saw mill and related structures) will contain 8.63 acres and have frontage on and derive access from the 50 foot wide right-of-way/drive. Marsh Morgan said that this really cleans up the lots. Charles Brosseau made a motion to accept the application for Randy

Mardin Sr. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. Charles Brosseau made a motion to approve the subdivision for Randy Mardin Sr. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps.

Next on the agenda, Tom Avallone, Waterville Estates Realty, came into the Planning Board regarding the Muto residence on Forest Drive. Tom Avallone said that the Muto's will be exchanging land with the District, for placement of their house on Forest Drive. Tom said that the Muto residence is the second residence on what is now a long driveway coming from the T where Taylor Drive meets Forest Drive. Marsh Morgan said that two houses on a driveway are allowed, but going to three would mean bringing the road up to Town Standards. Tom said that the house on the right at the T has easy access and backup for emergency vehicles and was not considered to be first house on the driveway. Charlie said that when he did the building permit he considered the Muto house to be the second house on the driveway. The Mahoney house was built two years ago and the Muto house, now under construction, are the two homes now fed by the current driveway. Corey Smith said that the Precinct does not have money put aside for the completion of Forest Drive. Marsh Morgan suggested that the Waterville Estates Precinct complete the betterment process to bring Forest Drive up to current town road standards. Marsh said that they were caught between the old subdivision design and the present day regulations. Corey Smith said that the betterment process takes time. Stuart Pitts said that he wanted applicants to abide by the town zoning regulations, and three houses on a driveway would mean the completion of the road to the current town road standards. Marsh said that they were caught in a bind and the Planning Board does have some discretion for each application. Tom Avallone said that he has spoken with the Fire Chief and special consideration for this road is appropriate since a 30,000 gallon cistern is located at the top of Taylor Drive. The expense to create approximately 400 feet of this driveway has been totally born by the Muto's in construction of their home. Charles Brosseau said that he hopes that the board will find a solution. Stuart Pitts said that their would be no burden on the town, and this would be considered a Lot Line Adjustment. The board felt that given the steepness of the terrain and the limited number of homes that could ever be on this road, all felt this was an adequate standard for this particular situation. Marsh and Kelly will make a site visit to Forest Drive. Tom Avallone will come back to the Planning Board next month for a Lot Line Adjustment, with a letter regarding the rough circle/or hammerhead from the fire chief, and agreeing that no new building permits would be issued to any lots on this driveway until it is brought up to sufficient standards. The Planning Board thanked Tom Avallone for coming into the Planning Board meeting.

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The Planning Board went over the correspondence and mail. Stuart gave the Planning Board a copy of the Fall Zoning and Planning Conference, which will be Saturday, October 17, 2009 at Loon Mountain, Mountain Club.

The Planning Board adjourned at 8:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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