

TOWN OF CAMPTON
PLANNING BOARD
MEETING
SEPTEMBER 12, 2006
MINUTES

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

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

First on the agenda, the Planning Board minutes for August 8, 2006. Greg Jencks made a motion to approve the minutes for the August 8, 2006 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for the September 5, 2006 meeting. Chris Kelly made a motion to approve the Work Session notes for the September 5, 2006 meeting. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Richard and Ann Knowles, Site Plan Review, for the property on 5 Town Pound Road. The Knowles have leased the house on 5 Town Pound Road to the Lakes Region Community Services Council for their clients. Mr. and Mrs. Jonathon Boyer, abutting neighbors, found that two clients who were in the house were on the Megan's Law sex offender list on the internet. They came to the Town to see if Mr. Knowles had come to the town for a Site Plan Review, and found that he had not. Mr. Knowles questioned that he had to come the town for a Site Plan Review. Marsh Morgan stated that under the zoning for the Town of Campton this would be a change of use from a residential home to a business with employees. The Planning Board received a letter from John March, Mountain Mapping stating that this property appears to be more than 500' from the centerline of US Route 3, and thus it would not be in the Commercial Zone. Charles Brosseau said that this property seems to be in the Rural Residential Zone, which does not allow a business with employees to operate. Kathy Daugherty asked Mr. Knowles if he was concerned with the safety of children, and she felt that he was putting children at risk by putting sex offenders in this house on Town Pound Road. Her daughter jogs by there weekdays for high school track, and is now very concerned about her safety. Jeff Kidney wanted to know why he didn't move the Lakes Region clients into his neighborhood on Jenny Lane. Kelly Bolger stated that he moved here from Florida in March, and if he knew about the sex offenders moving into the neighborhood he might have changed his mind about moving to Campton. Scott McGuffin the Attorney for the Lakes Region Community Council said that LRCC has been in business for over thirty years and provides a service for the State of New Hampshire for these clients. Kathy Daugherty wanted to know if they had supervision twenty four hours a day?

Mr. McGuffin said that they have staff there during the day and at night. Jane Kellogg asked if the staff stays awake. Mr. McGovern said that the night shift is a sleep shift, so the staff can sleep after the clients go to bed. Kelly Bolger wanted to know if the clients had to wear an ankle bracelet, to alert the staff if someone tried to leave at night. Mr. McGuffin said that these clients were free to leave at any time, and that the LRCC was bound by confidentiality and state law. Rene Boyer said that she felt that Mr. Knowles was trying to come to Campton under the radar, trying not to go through the Site Plan Review process. Charles Grand stated that this neighborhood is not a place for sexual predators. Alma Grand read a letter stating that this is not a suitable neighborhood for this Half-Way House, as there are grandchildren, elderly women living alone and no one could hear you call if you needed help. Town Pound Road and Brayman Road is a very wooded, rural setting. Sandy Morgan used to work for LRCC and said that they never had enough coverage at the facility that she worked at, and this reflects on their management skills. Charlie Wheeler asked who is responsible if something happened. Mr. McGuffin said that the individual is responsible, not the LRCC. Priscilla Moody operates a day care, with 35 children, less than a quarter mile from where the half-way house is located, and she is very concerned about the children at Te-Lo-Ca day care. Priscilla said that this could also affect her business, once the parents knew of the half way house near her Day Care.

Mr. McGuffin said that the LRCC is doing the state a favor by operating and running these half-way houses. Kelly Bolger said that he has a six year old son and it seems that the LRCC does not have a system to control the whereabouts of the clients, and this is very concerning. Kelly also feels that there are no under guards in place for protection in the community. Jonathon Boyer read a statement from the Fair Housing Act; regarding convictions of sex offenders and that they are not being considered disabled. Mr. McGuffin referred to RSA 171 A, and cited some cases where the NH Supreme court upheld favorable decisions for facilities, such as LRCC, noting that they are a proven service provider. Kelly Bolger wanted to know the source of income from these clients. Mr. McGuffin stated that the income was from Social Security and Medicaid funds, and they also have jobs. Jeff Kidney said that Mr. Knowles would not have any problem renting the house on Town Pound Road to a family, instead of to sex offenders. Jeff also stated that there are better ways of making money. Alma Grand said that she has lived in Campton for over thirty years, and is really questioning whether this is really a place for sex offenders in our rural community. Greg Jencks asked what happened in Ashland, because he had heard that they been turned down by the Ashland Planning Board, to put in a similar facility as the half-way house. Mr. McGuffin stated that the LRCC held a meeting and the Ashland residents had the same concerns as Campton. LRCC decided that the house needed costly renovations, and did not buy the house. Chris Kelly said that he was upset that Mr. Knowles decided to try and come into Campton without going through the Site Plan Review process, and wanted to know how many people he was planning to put in the house. Mr. McGuffin said that the limit on clients was three. Kelly Bolger asked how long the lease with LRCC was. Mr. McGuffin said the Mr. Knowles lease was for seven years. Marsh Morgan said that the White Mountain National Forest owns the property next to the Half-Way house, and they are planning on putting in hiking trails for families.

There were about sixty people attending the public hearing for the Knowles Site Plan Review.

Charles Brosseau made a motion to deny the Site Plan Review for Richard and Ann Knowles on 5 Town Pound Road, because the property is not in the Town of Campton's Commercial Zone. The property is in the Rural Residential Zone, which does not allow a business with employees. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

The Selectmen will write a letter of cease and desist to Mr. Knowles.

Next on the agenda, Chris and Paula Kelly, 8 lot subdivision, Perch Pond Road. This will be continued until next month.

Next on the agenda, Public Service Company, Site Plan Review, Route 175. This will be continued until next month.

Next on the agenda, Cobb Hill Construction, a 3 lot subdivision, Waterville Estates. The intent of the subdivision is to create three single family lots and one non-conforming parcel to be given to the Waterville Estates District for the construction of new water tanks for the water storage for the estates. Greg Jencks made a motion to approve the Cobb Hill Construction LLC subdivision. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously. Tom Avalone from Cobb Hill Construction wanted to say that he had great respect for the Campton Planning Board, and they did a great job with the Knowles Site Plan Review public hearing.

Next on the agenda, Marsh Morgan said that he had talked with John March regarding the Duncan Subdivision, off Bog Road, and he is reconfiguring it to the current zoning standards.

Next on the agenda, Bill Cheney said that the CIP plan had been funded, and that we could set up our CIP Committee.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 9:15 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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