

**TOWN OF CAMPTON  
PLANNING BOARD  
MEETING  
DECEMBER 14, 2010  
MINUTES**

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

Charles Brosseau opened the meeting at 6:30 PM.

First on the agenda, the Work Session notes for December 7, 2010. Marsh Morgan made a motion to approve the Work Session notes for December 7, 2010. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, discussion of the proposed zoning amendment, to require that all high voltage direct current transmission lines, must be buried. The Planning Board will have a Public Hearing on the proposed zoning amendment, January 11, 2011.

Next on the agenda, David Joyce an inquiry of the 13 Southmayd property, next to the post office. David Joyce wanted to know if he could use the garage for a business. Marsh Morgan said that he would be allowed one primary building, and the accessory building. The board told him that he could put the ski shop in the primary building, but not in the access building.

Next on the agenda, Cricket Shop LLC, Site Plan Review. Kelly Wieser, Cricket Shope LLC, the manager, is submitting this application in preparation for the sale of the property to Woodpecker's Pub & Eatery, LLC. Bruce Bond and Mark Melanson are the owners of Woodpecker's Pub & Eatery LLC. The new owners do not intend to make any physical changes to the exterior of the building, except for the installation of a new sign and lining of the parking lot. The existing digital sign and wooden signs will be removed from the existing signposts and a new sign will be installed if approved. The exterior lighting will remain as exists on the property. This includes:

4 Halogen mini-spotlights on existing sign posts  
3 lanterns mounted on posts in large parking lot  
2 pole mounted spotlights  
1 light at back door  
1 light over access ramp  
1 light on either side of the entrance doors  
2 tree mounted lights and 1 pole mounted light near smaller parking lots  
Entry lights, lights pointed at the building on side of property not to be changed at this time.

The Fire Chief has visited the property and has made recommendations for the building to remain in compliance with fire code. The Fire Chief has sent a letter. No septic plans have been located for the property but a diagram of the current system is attached to the site plan. Bruce Bond said that it has a 2500 gallon tank, and that the filters and tanks have been cleaned. He has spoken with Rowell Septic Service, and they will maintain the septic, and pump the system on a monthly basis. Bruce Bond said that it was a larger system with 38 chambers, designed to be driven on. The system looks good right now. Bruce Bond said that there is an acre behind the parking lot, that they could use for the expansion of the septic if needed. Terry Qualters, a real estate agent for Patrick Donahue, asked what the hours of operation would be. Mark Melanson said that they would be open Monday – Thursday 5 PM – 9 PM to start. The weekend hours would be until 12 midnight. They hope to open January or February 2011. Marsh Morgan made a motion to approve the Site Plan Review for Woodpecker’s Pub & Eatery, LLC. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau  
Campton Planning Board

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