

**TOWN OF CAMPTON  
PLANNING BOARD MEETING  
February 13, 2007  
MINUTES**

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

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

**The Planning Board voted unanimously to have Craig Keeney as a voting member for the Feb. 13, 2007 meeting.**

**First on the agenda, the minutes for the January 9, 2007 Planning Board meeting. Greg Jencks made a motion to approve the minutes for the January 9, 2007 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, the Work Session notes for the February 6, 2007 meeting. Greg Jencks made a motion to approve the Work Session notes for the February 6, 2007 meeting. Craig Keeney seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, Town of Campton and Pike Industries, Boundary Line Adjustment. The Town of Campton has bought 2.20 acres from Pike Industries . Charles Brosseau made a motion to approve the Boundary Line Adjustment for the Town of Campton and Pike Industries. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.**

**Next on the agenda, John March for the Timson Estate Subdivision. John March made a correction to the subdivision map which was approved January 9, 2007. Charles Brosseau made a motion to approve the correction to the Timson Estate Subdivision. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.**

**Next on the agenda, Meredith Miller requests to amend the approved ( Jan. 10, 1984) Beech Hill Estates subdivision to designate Lot 1 as a buildable lot. Attorney Blaine, representing Meredith Miller, stated that they had a simple request. They would request that the lot 1 be designated as a buildable lot by the Campton Planning Board. Attorney Deachman representing Richard and Virginia Giehl, stated that in the Planning Board minutes of January 10, 1984 that Lot 1 is not considered landlocked as there is a 25 foot right of way, but is unbuildable. The lot was to be sold to Richard Giehl, but the transaction never took place. Attorney**

Deachman also stated that there is an access problem, concerning the discontinued road. Attorney Lombardi representing Patrick Miller and Pamela Andruszkiewicz stated that in the town meeting minutes of 1932 the town voted to discontinue the road from the Beech Hill school house to the E.E. Coffin house. Attorney Lombardi said that Lot 1 of the Beech Hill Estates subdivision does not have frontage on any road and his clients wanted the discontinued road to be off limits for frontage use. John March the surveyor representing Al Dobron and Richard Khoury for the Beech Hill Estates subdivision in January of 1984, stated that his lot design was for 9 buildable lots. John also stated that the lots all exceeded 5 acres in size and there was not requirement for individual test pits. He would not consider a lot unbuildable unless he had attempted to dig test pits on all feasible areas of the parcel, and had no success in finding suitable soil. In that case he would have combined lots 1 and 2 into one larger lot, or labeled lot 1 as unbuildable. It is not good surveying practice to create and plat unbuildable lots. John March said that he did not remember at the Planning Board meetings in 1984 that it was noted that Lot 1 was unbuildable. Attorney Lombardi and Attorney Deachman had a discussion regarding Voluntary Mergers. Gino Infascelli wanted it noted in the minutes that he bought Lot 4 of the Beech Hill Estates Subdivision in 1986, and is concerned that this could affect the whole subdivision. Dick Khoury and Richard Giehl had a discussion about the conveyance of Lot 1 back in 1984, and disagreed as to why the transaction was never completed. Attorney Blaine asked Richard Khoury if the intent of the Beech Hill Estates Subdivision was for nine lots. Richard Khoury stated that was his understanding. Greg Jencks said that Lot 1 was 8.30 acres and that the State does not require a perk test if the lot is over five acres. He wanted to know why the Planning Board back in 1984 stated in the minutes that it was unbuildable, when it was shown on the approved plan as a lot. Greg stated that the Planning Board in 1984 never explained why Lot 1 was considered unbuildable. Stuart Pitts said it would not have been created as a lot on the plan, if it was unbuildable. Charles Brosseau said that the Planning Board cannot create a land locked lot. Attorney Lombardi said that the road was discontinued in 1932, and there were no qualifiers and there were no reservation of rights. Greg Jencks asked if they could access Lot 1 through Meredith Miller's lot, would Patrick Miller and Richard Giehl have a problem. Attorney Lombardi said that they would not oppose that access route, they did not want them to use the discontinued road for access to Lot 1. Attorney Blaine stated that the subdivision has already occurred, and he wanted the restriction of unbuildable removed, then the discontinued road could be addressed in another forum. Marsh Morgan discussed the paragraph in the minutes from January 10, 1984 in regard to the 25 foot right of way and it is not considered landlocked.

Marsh Morgan said that information regarding the Beech Hill Estates subdivision will be forwarded to the Town Attorney for review, and this will be continued until March 20, 2007. Charles Brosseau made a motion to continue the Meredith Miller,

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**Amendment to the Beech Hill Subdivision to March 20, 2007. Stuart Pitts seconded the motion. The Planning Board voted in affirmative, unanimously.**

**The Planning Board went over the correspondence and mail.**

**The Planning Board adjourned at 8:45 PM.**

**Respectfully submitted,**

**May Brosseau  
Campton Planning Board**

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