

**TOWN OF CAMPTON
PLANNING BOARD
MINUTES
APRIL 13, 2010**

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

Stuart Pitts opened the meeting at 7:30 PM.

First on the agenda, the minutes for the March 16, 2010 meeting. Greg Jencks made a motion to approve the minutes for the March 16, 2010 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the work session notes for April 6, 2010. Marsh Morgan made a motion to approve the minutes, as amended, for the April 6, 2010 work session. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously.

Peter and Jean Robson, Puckerbrush Road, Boundary Line Adjustment/Subdivision will be continued until the May Planning Board meeting.

Greg and Cindy Jencks, Cindy's Lane, Two Lot subdivision will be continued until the May Planning Board meeting.

Next on the agenda, Michael Wright, US RT 3, Site Plan Review. Michael Wright is opening an auto care/ garage business with no employees. The services that he intends to provide are basic auto services such as state inspections, lube oil filter, tire changing and brakes etc. The business is located at his home on 1174 US RT 3. The Planning Board asked Mike about lighting and whether the Fire Chief has looked at the garage. Mike said that the Fire Chief has looked at the garage and did not have any problems with the business. Mike said that he has already applied for the sign permit. Greg Jencks made a motion to approve the Site Plan Review for Michael Wright's garage/auto care business at 1174 US RT 3, Campton, NH. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Rick Tuttle and Terry Qualters have an inquiry regarding property on 83 Spring Hill Road. The property is located on 83 Spring Hill Road (Lots P & Q), Sweeney Farm Subdivision. Rick Tuttle bought property from Patricia A. Kennedy, dated March 19, 2010, and is recorded at the Grafton County Registry of Deeds, volume 3687, Page 625 wherein two separate tracts were

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conveyed. The town tax maps have it shown as one lot, and the town does not have any paperwork indicating that there was a voluntary merger of the two lots. The Planning Board at the next meeting in May we will have a hearing to correct the town assessing maps to indicate the two lots. Stuart suggested that Mr. Tuttle bring in the letter from the attorney and the deeds to the properties for the public hearing.

Next on the agenda, Jane Kellogg and Charlie Brosseau made a site visit to the Kevin Rogers property on Eastern Corners Road. Butch had called about the run off from the driveway onto the road. Charlie said that the driveway is very steep and has two switchbacks. He also said that the ditches are not properly finished. Jane said that the Conservation Committee had been notified in the past year and had followed up with letters and recommendations, which Kevin Rogers had complied with. The Conservation Committee had made two site visits and Mr. Rogers was cooperative. Charlie said that Mr. Rogers had stated his frustration with the lot. Charlie said that in the future for driveway permits, if the driveway was steep, he will find out how its going to be surfaced and maintained. Charlie said that he would like to take another Planning Board member with him, for the difficult driveway permits. Greg said that the general contractors and the homeowners are still responsible. Stuart suggested that Mr. Rogers come to the next Planning Board Work Session. May will send him a letter. The Planning Board will look at the driveway standards in the Site Plan Review/subdivision regulations.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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