

TOWN OF CAMPTON
PLANNING BOARD
MEETING
AUGUST 8, 2006

The Planning Board met this date with Marsh Morgan Jr., Chairman, Greg Jencks, Secretary, Chris Kelly, Stuart Pitts, Don Johnson Jr., Alternate, Craig Keeney, Alternate, and Bill Cheney, Ex-Officio.

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

First on the agenda, the Minutes of the July 18, 2006 meeting. Greg Jencks made a motion to approve the minutes of July 18, 2006 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes of August 1, 2006. Greg Jencks made a motion to approve the Work Session Notes of August 1, 2006 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Greg and Cindy Jencks 9 lot Subdivision, off Bog Road. Greg Jencks stepped down from voting on this subdivision. Don Johnson Jr., Alternate, will be the voting member for the Jencks subdivision. Chris Kelly will be the acting Secretary. Chris Kelly made a motion to approve the Jencks Subdivision off Bog Road. Donald Johnson Jr., seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

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

Next on the agenda, Public Service Company, Site Plan Review, 738 NH RT 175, will be continued next month.

Next on the agenda, Cobb Hill Construction, a 3 lot subdivision in Waterville Estates, will be continued next month. Tom Avallone said that he has showed the plan to Chief Tobine and he will send the Planning Board a letter. The three houses will have sprinkler systems, and all the houses will meet the setback of 50 feet.

Next on the agenda, J.D. McGarr regarding the Capital Improvement Plan. A Capital Improvement Plan (CIP) is a 6-10 year policy guide used to identify needed capital projects and coordinate financing. It is a useful tool when prioritizing major expenditures. J.D. wanted to know what the time frame for the Planning Board was, and would they be ready to submit the Capital Improvement Plan to the voters in March. Marsh Morgan said that they had met with Mitch Manseau, a few months ago, who worked on the amendment for the Thornton Capital Improvement Plan. Marsh said that

they were awaiting the reports from the Building Committee. Craig Keeney said that the reports from the Building Committee would be submitted to the Selectmen in September. J.D. said that the Planning Board could be working on other areas of the Capital Improvement Plan, and the Planning Board could call Mitch Manseau to see if he could be of assistance. Marsh said that North Country Council has grant money available to the towns for working on a Capital Improvement Plan. When May goes for GIS training on Thursday, August 10th, she will contact Kevin Scribner the Economic Development Planner for North Country Council and see what the availability and cost would be. Mitch Manseau charged \$3,000.00 to update Thornton's Capital Improvement Plan. Marsh Morgan said that the Planning Board had not budgeted extra money for the Capital Improvement Plan. J.D. McGarr said that he was donating equipment for the GIS mapping, and the extra funds that we need for the Capital Improvement Plan could come out of the Selectmen's budget. Charlie Wheeler said that the Planning Board should not be expected to do all of the work on the Capital Improvement Plan, and the Planning Board should hire someone to assist us.

Next on the agenda, Meredith Miller from Beech Hill Road. Meredith Miller has two properties on Beech Hill Road, the back lot of 8.30 acres which has a 25 foot right of way according to the approved subdivision map of Jan. 10, 1984. This lot has road frontage on an old discontinued town road, which the town discontinued in the 1932. Bruce Miller, her son, would like to build a house on this lot, and use the discontinued town road to access this lot. Meredith Miller brought in a copy of the minutes from the Planning Board meeting in 1984, which referred to Lot 1 as unbuildable and could not be used as a house lot. Marsh Morgan and the Planning Board discussed the right of access. The nine lot Subdivision plan for Beech Hill Estates, approved Jan. 10, 1984, was brought in for the Planning Board to review. The Planning Board after looking at the approved plan for Beech Hill Estates and decided, after discussion, that Lot # 1 (8.30 acres) was included on the approved plan as a buildable lot. Marsh Morgan and the Planning Board decided to vote on removing the wording from the minutes of 1984 that stated Lot # 1 as unbuildable, and may not be sold as a house lot. Greg Jencks made a motion to redact Lot # 1 as unbuildable and to redact the sentence that stated it may not be sold as a house lot. Chris Kelly seconded the motion, subject to a letter from John March stating that Lot # 1 Beech Hill Estates is a buildable lot. John March, Mountain Mapping, is the original surveyor of the lot. The Planning Board voted in affirmative, Stuart Pitts abstained from the vote.

Next on the agenda, Tom Mullen an inquiry of re-directing the traffic flow from the old cricket shop now Campton Falls Market Place. Mr. Mullen is talking with the Arnolds who own the abutting property. The Planning Board thought this would be a better exit plan from the existing parking lot. Marsh Morgan said that he would need to speak with the state for the driveway permit.

Next on the agenda, Richard Knowles property on Town Pound Road. Marsh Morgan stated that Mr. Knowles property on 5 Town Pound Road, which he is currently leasing to Lakes Region Community Council, as a half-way house, is not in the Commercial Zone. The property has to be within the 500 foot setback, of the center line, of US RT 3.

Mr. Knowles, has not to date, completed the Site Plan Review paperwork. Mr. Knowles has a deadline of August 23, 2006 to submit his Site Plan Review Application for the September meeting. Bill Cheney said that the Police Department would deliver the Cease and Deceast Order.

The Fire Chief gave the Lakes Region Community Council a Life Safety Report Permit, for Community Residence one-to-three person placement in May 2006. Mr. Knowles had not gone through the Site Plan Review for Change of Use when the permit was issued May 24, 2006. The Planning Board has requested that the Fire Chief give copies of these Permits to the Planning Board from now on.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 9 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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