

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
JUNE 10, 2008**

MINUTES

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

Stuart Pitts opened the meeting at 7:30 PM.

First on the agenda, the minutes for the May 13, 2008 meeting. Charles Brosseau made a motion to approve the minutes for the May 13, 2008 meeting. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for the June 3, 2008 meeting. Greg Jencks made a motion to approve the Work Session notes for the June 3, 2008 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

The Agenda and a letter from the Road Agent were given to audience.

Next on the agenda, John March for Robert Sullivan, a two lot subdivision off NH RT 175. Continued. The Sullivan's wish to subdivide their property on Route 175 into 2 lots. Each lot will be served by its own driveway. No new roads will be constructed. The subdivided lot will be 2 acres, leaving the existing home on a 6 acre lot. John March said that the state permit approvals were back, and gave the board copies. Charles Brosseau made a motion to approve the Sullivan, two lot subdivision. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

Greg Jencks stepped down from voting on the next two subdivisions, and sat in the audience. Kelly Bolger will be a voting member for the next two subdivisions. The Jencks two lot subdivision and Darlene King-Jennings four lot subdivision.

Next on the agenda, John March for Greg and Cindy Jencks a two lot subdivision off Cindy's Lane. Continued. Neil McIver the Wetland Scientist is present at this meeting for the Jencks subdivision. The Jencks wish to subdivide their property on Cindy's Lane into 2 lots, Lot A with 5.07 acres and Lot B with 9.12 acres. The Jencks currently reside in the house which will be situated on Lot B. No new roads will be constructed; each lot will be served by its own driveway. John March said that were no changes to the wetlands and that Neil McIver, the Wetland Scientist

has made visits to the site and had put his stamp on the plan. Neil stated that he had made several visits to the site on Cindy's lane, and stated that he found it to be a light slope with no concentrated flow with marginal wetlands and mostly hardwood. Jane Kellogg asked Neil McIver when Greg Jencks called for the first visit and were any wetlands disturbed at that time. Neil said that he made his first visit in March and no work had been done when he was there. He looked at the drainage and the seasonal stream. Neil stated that this site did not qualify as a jurisdictional wetland. The drainage had not been disturbed and the dominant vegetation was upland hardwood, and small percentage red maple. Kelly Bolger asked when he had made his visits to the site. Neil said that he went in late March and early April. Jane wanted to know if he had a blueprint. Neil said that he had used the map that John March had given him. Jane questioned Neil about his opinion regarding the site as not being a qualified jurisdictional wetland. Neil said that the site was 78% upland vegetation and was a stony lot. He did not feel that it was a qualified jurisdictional wetland. Kelly Bolger referred to the letter from the Road Agent stating that the Town of Campton will install a culvert underneath the Prentice driveway. This should alleviate the problem, and will benefit the town and Mr. Prentice as far as further drainage problems. Larry Prentice did not want the subdivision to be approved tonight, as he wanted the drainage issue to be resolved first. Kelly Bolger said that the letter from the Town removes the responsibility from the developer to the town to take care of the drainage problem. Mr. Prentice does not want the Planning Board to approve the subdivision, and would like it continued another month. Greg said that he didn't think that it should be held up for another month, as he has met the criteria for the subdivision approval. Larry Prentice asked for Greg Jencks and Charles Brosseau to resign from the Planning Board. Kelly Bolger said that they had been to the Selectmen and it was a personnel matter and no further comment could be made, as it is a non-public matter. Jane Kellogg said that Linda Magoon from DES had made a visit to the Jencks's property to check on the drainage and things are in good shape. Stuart asked if she saw any red flags (violations). Jane said that Linda Magoon saw no red flags regarding the drainage. Kelly Bolger made a motion to approve the Jencks's two lot subdivision. Charles Brosseau seconded the motion. Mr. Prentice objected, and wanted the drainage issue completed before approving the subdivision. Kelly Bolger said that the board needed to proceed with the subdivision application, because he has met the criteria, and the board have no grounds to hold it up. Marsh Morgan said the town has taken the responsibility for the road drainage issue and the board will not hold up the subdivision for another thirty days. Marsh also said that his subdivision approval will not change the drainage issue. Mr. Prentice was unhappy with the board's action and threw his papers at the Planning Board, used vulgar language, and slammed the door leaving the meeting. Jane Kellogg said that she feels that a

solution to the drainage problem has been met. Stuart Pitts agreed. Jane went on to say that the surveyor's stamp and the wetland scientist stamp means something. In the future she would like to have notes along with the wetland scientist stamp. Stuart Pitts said that there has been a motion made to approve the Jencks's subdivision. The Planning Board voted in affirmative to approve the Jencks's two lot subdivision. Jane Kellogg abstained from the vote. The Planning Board signed the maps and the mylar.

Next on the agenda, Kevin French for the Darlene King- Jennings four lot subdivision. The family wishes to subdivide the property into 4 lots. The four lots will be accessed off of a short subdivision road (+- 500 feet), which they wish to name Quarry Road. These lots are located in the residential zone and will be 5.38 acres, 13.01 acres, 21.30 acres and 12.22 acres in size. All of the lots will be created for single family residences. Tom Duffield discussed the drainage analysis and it would be adequate for the one hundred year storm. Marsh Morgan is concerned about the culvert that is under Quarry Road. Marsh said that the culvert should be straightened out as it sits on a concrete block. Darlene said that this was done by Dirt Designs, and its temporary. Tom Duffield is recommending 21" culverts for driveway entrances. Darlene said that they did not have to blast. Marsh Morgan said that they do not have to have driveway permits, but the Planning Board would like to have the driveways shown on the plan. Tom Duffield discussed the swamp and slope factors, and the percentage of swamp is about 2%. Kelly Bolger wanted to know if they have spoken with the Fire Chief regarding a cistern. Stuart Pitts said that he was talking with the Fire Chief about Meadow loft and incremental subdivisions. Tom Duffield said that you could not further subdivide these lots. Stuart Pitts said that they should speak with the Fire Chief to see what he will require for fire protection.

Darlene wanted to know if the Planning Board had any other issues that needed to be addressed. Wayne King said that his sister was frustrated because this was a new issue that was being brought up. Marsh Morgan said that there is an insurance advantage to having a pond or cistern. Jane Kellogg suggested that they come to the Work Session, July 1st before the next meeting, July 8, 2008. They were not present at the June 3rd Work Session. Darlene and Kevin will meet with the Fire Chief before the next Planning Board meeting and the Fire Chief will write a letter to the Planning Board on what he will require. Darlene said that she will be checking into posting a bond for the road, and will see the Selectmen. The Road Agent will be working with Dirt Designs on the road. The subdivision will be continued until next month.

Next on the agenda, the Planning Board discussed the Meadow loft subdivision, Glade Circle that was done in the 1980's. This was an older subdivision that was approved before fire regulations were in effect. The Planning Board discussed the site visit to Moshen Kurd's property off NH RT 175.

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Jane Kellogg suggested that the Planning Board have an ongoing list at the bottom of the agenda, of things that need to be completed.

The Planning Board will discuss the Assessor Buildings, wind turbines at the next meeting.

The Planning Board adjourned at 9:35 PM.

Respectfully submitted,

May Brosseau

Campton Planning Board