

TOWN OF CAMPTON
PLANNING BOARD
MEETING
NOVEMBER 18, 2008

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for October 14, 2008 Planning Board meeting. Chris Kelly made a motion to approve the minutes for the October 14, 2008 Planning Board meeting. Charles Brosseau seconded the meeting. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Andrew Burrows wishes to purchase from Alan Hill a 50 foot wide strip of land, on which a garage will be constructed. John March presented the Lot Line Adjustment for Andrew Burrows. The Planning Board did not see any problems with the Lot line adjustment. Charles Brosseau made a motion to accept the Lot line adjustment application for Andrew Burrows. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. John will bring in the Burrows application for the final meeting in December.

Next on the agenda, Clayton and Najwa Hana O'Hara, Route 175, Campton Village. The O'Hara's currently have 2 separate residences on their property:

1. The main house and barn. (1371 NH Route 175).
2. A smaller adjacent cabin (1369 NH Route 175).

The O'Hara's would like to restructure these 2 existing residences by moving the small cabin westerly to a location in the field. The main house and cabin will then each be on their own "Cluster Lot". Each of these Cluster Lots will be restricted to one primary residence only.

Lot density remains the same as it exists today –two primary residences.

The Fire Chief has reviewed the survey plans and visited the site. For reasons of fire protection and public safety, he is in favor of this proposal.

The Planning Board would like a letter from the Fire Chief stating whether he would like a hammerhead or circle.

The Planning Board wants to discuss the minimum percentage of common land for cluster development at the next Work Session in December.

Next on the agenda, Jeff Andrews regarding lots in Beebe River. Mr. Andrews is purchasing lots in Beebe River and wants to discuss the approved plans that Mr. Nault got for various businesses. Mr. Andrews has been talking with the Beebe River Village District Commissioners, and they have worked a plan that when he buys the property he will give them the property for a well by the power line. Marsh Morgan said that he will need a Special Exception for each new business, not related to wood products. Mr. Andrews would like to rebuild the building on Beebe River road, and have seven rental units available. He will also complete Shannon Drive. Stuart Pitts said that most people in town would like to see business in Beebe River, and he has the support of the Planning Board. Mr. Andrews will be closing on the property in two weeks.

Next on the agenda, a proposal for a projector and screen to attach to the laptop for presentations. May presented the Planning Board with a quote for a projector and screen. Ron Reynolds has been working with May on the GIS mapping, and has made the recommendations for the NEC Projector and screen. The Planning Board is in favor of having a projector and screen for applications coming before the board. This would be very helpful when looking at subdivisions regarding contours, water, ledge, roads, soils and wetlands. Charles Brosseau made a motion to approve the purchase of a NEC Projector and screen for \$970.12. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

The Planning Board adjourned at 8:15 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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