

**TOWN OF CAMPTON
PLANNING BOARD
MEETING
AUGUST 11, 2009
MINUTES**

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

Stuart Pitts opened the meeting at 7 PM.

First on the agenda, the minutes for the July 14, 2009 meeting. Marsh Morgan made a motion to approve the amended minutes for the July 14, 2009 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for the August 4, 2009 meeting. Greg Jencks made a motion to approve the amended Work Session Notes for the August 4, 2009 Work Session. Jane Kellogg seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Bruce McDonald, Site Plan Review for 24 King Road. John March representing Mr. McDonald said that Bruce wishes to use his commercially Zoned land to sell much bark, dried manure, and other construction items on his property. Marsh Morgan is concerned about the utility pole being moved to a different location by the NH Electric Cooperative. John March said that the NH Electric Coop has a utility Right of Way and will be moving the utility pole. Greg Jencks said that he has spoken with the Road Agent about the guard rails being replaced. Kelly Bolger said that there is no money in the budget for guard rails. Bruce McDonald said that the replacement of guard rails is a town issue. Kelly said that he and Charlie had made a site visit and found that there is water draining from the Clarke's driveway and the ditch should be cleaned out. Butch knows that the ditch needs to be cleaned out, and will get to it as soon as he can. Marsh Morgan is concerned about the rocks laid up on the side of the banking, as it is not an engineered plan, and is concerned whether they are going to hold up. Jane Kellogg wanted to know more about the geo tech fabric and would like to see some drawings. Bruce said that there was no erosion on the bank, and the plan was more than adequate to take care of the situation. Greg asked if he was done digging. Bruce said that there would be a minimal amount of digging, as there was ledge on the site. Marsh said that this is more than a slight revision of the original plan. Kelly asked when the site would be finished and the building done. Bruce said that it would be subject to the economy, he hopes the walls will be done by the end of the year. Kelly said that he would like Bruce to come back with a plan with the changes;

- 1. Dig the Test Pits**

2. Call the NH Electric Cooperative for the pole to be moved
3. Show the distance from the retaining wall to the road

The Planning Board wants the plan to be accurate. Kelly Bolger made motion to continue the Site Plan Review for Bruce McDonald. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Clayton and Najwa Hana O'Hara, 1371 NH RT 175, Boundary Line Adjustment. The O'Hara's wish to do a Boundary Line Adjustment with their neighbor, Paul Wolfson. A total of 0.79 acres will be transferred from the O'Haras' to Mr. Wolfson. No new lots are being created. Kelly Bolger made a motion to approve the Boundary Line Adjustment for Clayton and Najwa Hana O'Hara. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, John Chase Jr., a Site Plan Review for 25 Vintinner Road. He has taken over the retail space formerly occupied by Time Warner in the Campton Plaza. The space will be re-opened under the trade name of Jonny Quick Cash. They will be dealing in buying and re-selling used goods. The Fire Chief has already made a visit to inspect the store. He has a full security system and signage in place. The Planning Board suggested that he contact the Police Chief. The Planning Board said that this was an approved change of use and thanked Mr. Chase for coming to the meeting.

Next on the agenda, the Land Dedication Agreement for Owl Street Associates. This is an updated agreement for recording purposes. The Land Dedication Agreement is to confirm the total number of acres of Density Land, owned by Owl Street Associates, and thereby confirm the number of units that may be constructed upon development land as determined by the Campton Zoning Ordinance. Greg Jencks made a motion to sign the Land Dedication Agreement, for Owl Street Associates. Marsh Morgan seconded the motion. The Planning Board voted to sign the Land Dedication agreement for Owl Street Associates, unanimously.

Next on the agenda, the Planning Board discussed the Site Plan Review for Bruce McDonald. The Planning Board wants a letter sent to Mr. McDonald asking him to come to a Work Session with the changes on the Site Plan, including the location of the utility pole with the contours.

Next on the agenda, Building Permits. Stuart Pitts would like to see the Building Permits that are denied and need a variance. The Planning Board Clerk will send a

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letter to the Planning Board with a copy of the Building Permit explaining the request for a variance.

Next on the agenda, the Law Lecture Municipal series in September and October. May will have the Registration Forms for the Law Lecture Series.

The Planning Board adjourned at 8:30 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

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