

TOWN OF CAMPTON
PLANNING BOARD
MEETING
JULY 8, 2008
MINUTES

The Planning Board met this date with Marsh Morgan, Acting Chairman, Charles Brosseau, Chris Kelly, Jane Kellogg and Harry Hughen, Alternate.

Marsh Morgan opened the meeting at 7:30 PM.

First on the agenda, the minutes for the June 10, 2008 meeting. Charles Brosseau made a motion to approve the minutes for the June 10, 2008 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for the July 2, 2008 meeting. Charles Brosseau made a motion to approve the Work Session notes for the July 2, 2008 meeting. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Kevin French for the Darlene King- Jennings four lot subdivision. The family wishes to subdivide the property into four lots. The four lots will be accessed off 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. Marsh Morgan made a motion to accept the Darlene King-Jennings four lot subdivision. Jane Kellogg seconded the motion. The Planning Board voted in the affirmative, unanimously. Kevin French gave the Planning Board a copy of the letter from the Fire Chief. The letter stated that all buildings for the Darlene King-Jennings subdivision shall be sprinkled to meet National Fire Protection Codes (13, 13D, 13R). This shall be part of the subdivision approval. At the time of construction it shall be noted on the permit to build that sprinklers are required. The Fire Chief also approved the road name, Quarry Road for the Darlene King-Jennings subdivision. The Fire Chief also stated in his letter to the board that the driveways to these lots may be considerable in length and steep grades, and that all driveways should be suitable for emergency vehicles. Chris Kelly wanted to know if the driveways were going to be wide enough for emergency vehicles. Darlene said that it would be up the buyers. Marsh Morgan said that Fire Departments across the state are requiring wider driveways to accommodate the emergency vehicles. Harry Hughen suggested that this be put into the covenants. Marsh Morgan gave Darlene a copy of a letter from Town Attorney regarding Road Bonds or Letters of Credit. When an applicant comes before the Planning Board for a subdivision, he should be advised up front that he will be required either to build the road first or go to the Selectmen for a Road Bond. Town Attorney also indicated that in the case where the owner builds his own road that he can be given conditional approval, and a timeframe as to when he will complete the road. The mylar should not be recorded until the road is actually in, and been reviewed by the Road Agent as an acceptable road. This also eliminates any lots from being sold until a road is in place. Darlene said that the time frame for the road completion would be December 30, 2008. Charles Brosseau made a motion to conditionally approve the Darlene King-Jennings subdivision, subject to the

approval of the completion of the road by the Road Agent. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The maps and the mylar, unsigned, were handed over to the Planning Board to hold until Road Agent's inspection and approval of the road. When the Road Agent approves the road, the Planning Board will sign the mylar and maps for recording at the Registry of Deeds. Marsh Morgan and Charles Brosseau will sign the maps at a meeting after the Road Agent approves the road.

Next on the agenda, a Public Hearing for a change in Site Plan regulations for wind turbines, which has been scheduled for August 12, 2008. The Planning Board discussed the small wind energy systems, and that they will be considered an accessory use on a residential lot.

Next on the agenda, Bruce McDonald regarding his property on Route 3. The board was concerned that he has been selling bark mulch, and this was not part of his Site Plan Review. Bruce said that he plans to come into the Planning Board Work Session next month, he still intends to build a building, but is selling part of his property to George and Cindy Clarke.

Next on the agenda, Charles Brosseau has spoken with Jason Russo, regarding the height of his building off Mason Road. Jason said that he is going to have a crane at the property at the end of July, to remove the cupola from his building.

Marsh, Charlie and Chris will attend a Wind Turbine workshop.

Jane Kellogg discussed the Alteration of Terrain Permit application that Greg Jencks has for his property on Bog Road. The Planning Board and the Conservation Commission were notified by DES to comment to the technical aspects of the application by July 9, 2008. The permit application did not have the maps. The permit application was done by Pike Industries. May called Craig Rennie from DES regarding the Alteration of Terrain Application. Mr. Rennie said that the map was on file at DES, and it was public information. He also said that the permit application does not require that the maps be submitted to the towns, and that the abutters are not required to be noticed. The file is pending and it is to be reviewed before August 11, 2008. May called Brian Donovan from Pike to see if they would send us a copy of the map for the Alteration of Terrain Permit application. Mr. Rennie said that the town could make comments regarding the permit application up until August 11, 2008.

The Planning Board adjourned at 8:30 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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