

**TOWN OF CAMPTON
PLANNING BOARD
JUNE 8, 2010
MINUTES**

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for May 11, 2010 Planning Board Meeting. Marsh Morgan made a motion to approve the minutes for the May 11, 2010 Planning Board Meeting. Kelly Bolger seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for the June 1, 2010 Planning Board meeting. Chris Kelly made a motion to approve the amended Work Session Notes for the June 1, 2009. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Peter and Jean Robson Subdivision/Boundary Line Adjustment, Puckerbrush Road. John March said that this would be continued until the July meeting.

Next on the agenda, Greg and Cindy Jencks, two- lot, subdivision off Cindy's Lane. Greg Jencks stepped down from this subdivision. Charles Brosseau will be the acting secretary for this subdivision. The Jencks wish to subdivide their property on Cindy's Lane into two lots. The Jencks will retain 5.98 acres with their home. The newly subdivided lot 11-C will be 3.14 acres. Each lot will be served by an individual driveway. John March said that he had received the state approvals for subdivision and septic. Marsh Morgan asked if the Fire Chief was satisfied with the turn around. John March said that the Fire Chief was satisfied with the turn around. Charles Brosseau made a motion to approve the Jencks two- lot Subdivision off Cindy's Lane, Lot 11-C. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

Next on the agenda, Roger Stephenson for a Site Plan Review. Mr. Stephenson will be operating a home business, performing oil changes and some repairs helping people prepare for vehicle inspections. He is selling Amsoil full synthetic oils from his shop. He would in the future like to build custom antique automobiles from his small shop at home. Mr. Stephenson is a master certified automotive repair technician, and has his state of New Hampshire vehicle inspection license. Stuart Pitts said that this was a permitted use and wanted him to notify the Fire Chief.

Page 2

Stuart Pitts asked about the signage. Charles Brosseau said that he had already applied for a sign permit.

Kelly Bolger would like to have a letter from the Fire Chief. Charles Brosseau made a motion to approve the Site Plan Review as presented for Roger Stephenson, 1155 NH RT 175. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, John March for Donnie and Cathy Bishop Beaver Brook, Subdivision. They wish to create a lot 12 of 6.28 acres which will have frontage on Hemlock Hill Road. The proposed new lot 12 was at one time a separate distinct lot which will have frontage on Hemlock Hill Road. The proposed new lot 12 was at one time a separate distinct lot which was combined into the larger acreage by a previous owner in 1993. No new roads are being proposed with this application. John March said that he had to reconstruct the lots and road due to the new Wet land regulations. Stuart Pitts said that the new subdivision has changed the layout of the road and the lots have been adjusted. Stuart said that the Planning Board will have to have a partial revocation hearing and then the approval of the new minor subdivision plan. The grounds for revocation are nonconformity to current applicable ordinances or regulations, RSA 674:39. John March will submit a new letter of intent and will submit a new application for the July meeting.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

/mb