

**TOWN OF CAMPTON  
PLANNING BOARD  
MEETING MINUTES  
MAY 9, 2006**

The Planning Board met this date with Marsh Morgan Jr., Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Jane Kellogg, Stuart Pitts, Harry Hughen, Alternate, Don Johnson Jr., Alternate, Craig Keeney, Alternate and Bill Cheney, Ex-Officio.

Marsh Morgan called the meeting to order at 7:30 PM.

First on the agenda, the Minutes for the April 11, 2006 meeting. Greg Jencks made a motion to approve the minutes for the April 11, 2006 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for the May 2, 2006 meeting. Greg Jencks made a motion to approve the corrected minutes for the Work Session of May 2, 2006. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, C.L. White Construction Inc. John March said that they would be back in for the June meeting.

Next on the agenda, Chris & Paula Kelly Subdivision, Perch Pond Road. The Kelly's wish to continue with Phase II of their subdivision consisting of lots 6 through 14, with a remaining area of 90 acres. The lots will be single family homes. John March showed the Planning Board the preliminary subdivision map for the Kelly Subdivision. Chris Kelly stepped down from this subdivision, Craig Keeney will sit in. Mr. and Mrs. Kisser from Hogback Road had questions regarding the Kelly Subdivision. They had questions regarding the wetlands, and whether the state had been out for inspections. John March explained that the wetlands had been mapped out and they are required to send the subdivision plan to the state. The state inspectors had been out to the site and have checked the lots. Mrs. Kisser said that she has called the state and was told that the Kelly's have not gotten the permits and that no visit was made by the State of NH. Jane Kellogg said that they probably got the wrong department at the State. Harry Hughen said that he has called the State and has gotten the wrong information before. Marsh Morgan said that had to have the water tank done to town and state regulations. John March said that they have already figured the water tank into the plan. Chris Kelly stated that they have tried to do a minimum impact on the roads, forestry and the wetlands. Mr. Kisser said the had water in his basement, and thinks it's due to the Kelly Subdivision. Charles Brosseau said that he has been to the Kelly Subdivision and that the Kisser's property is on a higher elevation and above the Kelly

subdivision. Don Johnson Jr. stated that maybe the foundation has some age cracks and water could be coming in that way. Marsh Morgan wanted it noted that the Kelly's had to pave or bond the road, and the water tank had to be in before they could sell any lots. Chris Kelly said that he was aware of these stipulations and he gave the Planning Board Clerk a copy of the covenants for the subdivision. Charles Brosseau made a motion to accept the Kelly Subdivision. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. John March said that the he would be back next month for final approval.

Chris Kelly came back to join the Planning Board.

Next on the agenda, Hilltop Views. No show. They have not been in several months, so they will come off the agenda, until they submit a formal application.

Next on the agenda, Meredith Miller, Beech Hill Road, inquiry. Mrs. Miller has two properties on Beech Hill Road, the back lot of 8.30 acres has no access. She has a lot in front of the property, and would like to put in a driveway into the back lot from her front lot of 4.7 acres. Marsh Morgan and the Planning Board told Mrs. Miller and her son that the town allows one driveway to service two lots. Stuart Pitts suggested that they put the access to the back lot in the deed. The Planning Board did not see any problem with the driveway to the back lot for her son.

Next on the agenda, Jane Kellogg had an update on the Conservation Commission. Jane gave the Planning Board a draft of the Conservation Plan- A community development plan for Campton's future. The purpose of the plan is to identify all the community natural and open space resources and to develop a management plan for wise use of these resources. Jane said that there would be a workshop Wed. June 7<sup>th</sup> at the Old Town Hall 7 PM.

1. This workshop will be for Conservation Easements and Estate Planning, and will be presented by Phil Auger, UNH, Coop. Extension and Alexandra Breed from McLane, Graf, Raulerson and Middleton from Concord, NH.
2. Jane gave the Planning Board a draft of the work that the Conservation Commission has done so far.

The Master Plan recommends that we should start working on an open space plan. The Conservation Commission has started working on the draft with purposes and goals. The purposes and goals for the plan which would include:

**Objectives**

**A. Inventory**

**Open space in Campton  
Conservation Lands  
Flood Zones  
Existing zoning  
Water resources  
Existing community infrastructure  
Current Use Parcels**

**Soil classifications**

**Environmentally sensitive areas  
Special natural and cultural features  
Recreational resources  
Working farms and forests  
Specific cultural, historic resources  
Wildlife areas**

**This is an on-going, quantifying activity which began with S. Elson's GIS work, summer 2005.**

**B. Explore**

**C. Identify**

**Greg Jencks stated that in the Master Plan survey the Campton Pond was one of the areas that people would like to see worked on, to bring it back to a pond area instead of a bog that is filling in each year. He said that he has been getting the run around from different state agencies, and had gotten no where. Greg said that he felt that a lot of people would like to see it back to a pond area. Greg would like the Conservation Commission to help in this endeavor. Stuart Pitts said that they could dredge part of the pond, and leave the rest of the area as a bog for the wildlife. Jane Kellogg said that they are looking into matching funds and maybe the LCHIP grant would be available, for specific projects. Jane said that the Conservation Commission was interested in sending out a questionnaire to help with an open space plan. Paula Kelly said that she thought a lot of this was covered in the Master Plan. The questionnaire that was given out for the Master Plan, only about 120 surveys came back. Greg Jencks said that if a survey was sent out it should be mailed to**

**Page 4**

**everyone in town, so there would be a better idea of what the community wanted. Marsh Morgan said in a lot of cases a small elite group of people make regulations that tell people what they can do with their land and this takes part of the value away. Jane Kellogg said that as a Conservation committee member she would like to protect open spaces for the town.**

**Paula Kelly said that about 80% of the Town of Campton is not developed, and the majority of the people do not want anyone to tell them what they can do with their land. Charles Brosseau said that property rights are very important to people, and in a lot of towns across the state these rights are being eroded. Chris Kelly gave the Planning Board a copy of a newspaper article from the Manchester Union Leader dated Jan. 23, 2006. The article's title was "Local rules are the big threat to private property in NH". The Planning Board discussed the Town of Hanover which established a 50 acre minimum lot size for the forest and recreation zone, and you cannot build a year round house (only camps and seasonal dwellings are allowed). Jane said that she would like to have the community have a say in what happens in the future, and would like to have Campton remain a small rural town. Chris Kelly said that we currently have in our zoning one acre minimum lot size with two hundred feet of road frontage.**

**The Planning Board had further discussion about planning for the future and preserving the character of the town as we continue to grow.**

**Next on the agenda, the Planning Board went over correspondence and mail. Marsh Morgan brought up the Spring Planning Board Workshop, May 25<sup>th</sup> and the New England Rural Transportation Workshop on May 11<sup>th</sup> and 12<sup>th</sup> if anyone wants to attend. May will have the registration forms. Also, the Waterville Valley Conservation Commission has a meeting regarding Protection of New Hampshire's Wetlands, May 11<sup>th</sup> at 10 AM, at the Rust Municipal Building, Tripoli Road, Waterville Valley. Stuart Pitts said that he would try and attend.**

**The Planning Board adjourned at 9:45 PM.**

**Respectfully submitted,**

**May Brosseau  
Campton Planning Board**

**/mb**