

TOWN OF CAMPTON  
PLANNING BOARD  
MINUTES  
AUGUST 13, 2013

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, and Kelly Bolger, Alternate. The Board appointed Kelly Bolger as a voting member for this meeting.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Work Session Minutes for the July 2, 2013 meeting.

Greg Jencks made a motion to approve the Work Session minutes for the July 2, 2013 meeting. Kelly Bolger seconded the motion. The Planning Board voted in the affirmative, unanimously. No Planning Board meeting for July 9, 2013.

Next on the agenda, the Work Session minutes for August 6, 2013. Greg Jencks made a motion to approve the minutes for the August 6, 2013 meeting. Kelly Bolger seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Sarah Sutherland from 24 Sugarbush Drive for a Site Plan Review Application. Sarah said that she and her daughter, Jill Sutherland, are co-owners of Wholesome Beginnings Child Care, pending final approval from the Department of Health and Human Services Office of Operations Support, Child Care Licensing Unit. Sarah said that the State preliminary inspection approved them for 17 children, 12 children 6 weeks to school age and 5 children for after school. Child care drop-off and pick-up times will vary according to the parents work schedules. Our hours of operations are Monday through Friday from 8:30 AM to 4:30 PM, extended hours are 7:30 AM to 5:30 PM. Kelly asked if she had contacted the Fire Department. Sarah said that she was waiting for the approval from the Planning Board, before she contacted the Fire Department and the Health Officer. Stuart said that a home business is allowed in the zoning, and the Site Plan Review process is for the abutters to express their opinions. Ed Hubbard, an abutter, gave the Planning Board a copy of the Covenants for the Homestead Acres Subdivision. The covenants state that "No commercial enterprise shall be

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carried on said premises and no signs for advertising shall be erected or placed on said premises except a sign offering the property for sale no larger than 2 feet by 3 feet.” Ed said that this is a commercial enterprise and he has concerns about:

- a. Traffic
- b. Bog Road bad in the Winter and Spring
- c. Kids after school being dropped off
- d. Septic concerns
- e. Robertson Bus Transit will not go up Sugarbush Drive
- f. Cannot change the Deed Restrictions

Ed also said that this is a contradiction of the deed restrictions.

Sarah said that she has been un-employed and needs to support her family.

Gerald Lavigne said that he and his wife moved to the subdivision in September 2012, and liked the idea of the quiet residential area. He also likes the idea of the covenant that restricts commercial enterprise in the subdivision. Greg Jencks said that Sarah should get in touch with the owners in the subdivision to see if they would change the covenant restriction. He recommends that the Planning Board table the Site Plan Review for Sarah Sutherland until next month. Stuart said that the Planning Board will check with Town Counsel. Ed Hubbard said that Dan Morel, an abutter, who could not be at this meeting, is against this application for Site Plan Review. Dan also stated that Charlie Wheeler, an abutter, is also against this. Gerald Lavigne said that he liked the neighborhood the way it is.

Greg Jencks made a motion to table the Site Plan Review for Sarah Sutherland until next month. Kelly Bolger Seconded the motion. The Planning Board voted in the affirmative, unanimously.

Robert Bean did not show up for the meeting.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

May Brosseau  
Campton Planning Board

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