

TOWN OF CAMPTON  
PLANNING BOARD  
MINUTES  
JUNE 11, 2013

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Work Session Notes for June 4, 2013. Marsh Morgan made a motion to approve the notes for the June 4, 2013 Work Session. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for the May 6, 2013 meeting. Marsh Morgan made a motion to approve the notes for the May 6, 2013 meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, T.J. O'Neill, from the Mad River Tavern requesting approval for a Site Plan Review to have live music adjacent to the Bear's Den Ice Cream Stand and service for beer and wine. They would serve hamburgers and hot dogs. They will be open every Sunday between the hours of 2 PM and 6 PM from June 9<sup>th</sup> – October 13, 2013, weather permitting. Mr. O'Neill said that he has to take the approval letter from the Planning Board to the state for the next step in the process. The state will take a look and will approve the location and times. Each state event license has to have a specific date and time. Marsh was concerned about the music being too loud. Mr. O'Neill said that it would be live music, not a band. Marsh said that he should go to the Fire Department, and let them know about the event. The Planning Board would like a copy of the letter from the Fire Department. Stuart wanted to know about the traffic impact. Mr. O'Neill said that the hours of 2 PM – 6 PM on Sunday are a quieter time, and the traffic is less. Chris Kelly said that he did not see a problem with the Site Plan. Charles Brosseau made a motion to approve the Site Plan Review for the outside location adjacent to the Bear's Ice Cream Stand, Mad River Tavern. Marsh Morgan seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Melinda Johnston with an inquiry about the Brown property on 1364 NH Rt 175. Melinda explained that she has been renting a space in the Log Cabin off Southmayd Street for her Physical Therapy Clinic, for about five years. Marsh asked if she would have employees. Melinda said that she has two employees, part time. She would like to renovate the barn area for the business, and rent the house, as they live in Thornton. Stuart said that the Commercial Zone ends at the watering trough, then its Residential. The Brown property is in the Residential Zone, which allows for a home business with no employees. A home business with employees may be permitted by Special Exception. The Planning Board has historically interpreted it as the owner/renter lives on the property that the business is run out of. The Planning Board told Melinda that they would check with the Town Attorney for clarification on the home business, and then get back to her with the answer.

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Next on the agenda, Charlie and Chris had made a site visit for the re-check of the Aguiar property, 65 NH RT 175. Mr. Aguiar had to take out one apartment, and make it into two units. Charlie and Chris observed that he has gutted one apartment, so he will have one big apartment and one small apartment left. They wondered why he had not gotten rid of the garage area. Charlie and Chris will make another re-check in September.

The Planning Board went over correspondence and mail.

The Planning Board adjourned at 8 PM.

Respectfully submitted,

May Brosseau  
Campton Planning Board

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