

TOWN OF CAMPTON
PLANNING BOARD
MINUTES
SEPTEMBER 10, 2013

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

Stuart Pitts called the meeting to order at 6:30 PM.

First on the agenda, the minutes for the August 13, 2013 meeting. Marsh Morgan made a motion to approve the minutes for the August 13, 2013 meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the September 3, 2013 Work Session notes. Greg Jencks made a motion to approve the September 3, 2013 work session notes, as amended. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Sarah Sutherland for a Site Plan Review of a Day Care, on 24 Sugarbush Drive. This was continued from August 13, 2013 Planning Board meeting. Sarah and Jill Sutherland co-owners of Wholesome Beginnings Child Care, will be opening a child care program in their home on 24 Sugarbush Drive pending final approval from the Department of Health and Human Services Office of Operations Support, Child Care Licensing Unit. They have been pre-approved for up to 17 children. Marsh wanted to know how many children per adult was required by the state. Sarah said that the state law required one adult for every nine children. They will have two adults for seventeen children. Sarah wanted to point out that they would probably not have seventeen children. Jerry Lavigne an abutter, said that Sarah had a petition going around the subdivision to see who was in favor of the Child Care Center. Jerry also said that the Hubbards had sold their house, and the new people have moved into the subdivision. Sarah said that waivers had been granted in the past from the covenants, and that she has contacted an attorney to see if she was proceeding in the right direction. Greg Jencks asked if the covenants had been changed over the years. Sarah said that waivers had been granted, as an example, metal roofs were not allowed in the covenants, and waivers were granted for the metal roofs. Stuart said that the Planning Board does not enforce covenants. The Town Attorney said that this is a private issue into which the town should not insert itself. If the application complies with zoning and town's site plan review requirements the planning board should approve it and the neighbors can bring a private action under the covenants to enforce the restriction. Stuart said that the Planning Board's concern is zoning and having a modest day care, reasonably operated. Sarah said that she had five signatures on the petition to amend the covenants, signed by the owners in the subdivision. Charles Brosseau, as Health Officer, wanted to know how many bedrooms were approved under the septic plan. Sarah said that it was approved for a four bedroom home. It was a two apartment home, and since then it has been changed back to a one family home with four bedrooms. Greg said that the Planning Board could limit the number of children that would go to the day care. Stuart said that he agreed, and it should be less than seventeen. Greg Jencks made a motion to approve the Site Plan Review for Wholesome Beginnings Child Care, and limited to a maximum of ten children. Marsh Morgan seconded the motion. The Planning Board voted in the affirmative, with the exception of one no vote.

Next on the agenda, Cetaz LLC, Paul Zimbone, for a Site Plan Review. Paul and Tamsin Zimbone the owners of Cetaz LLC, of 24 Southmayd Street wish to change two of the current units in our mixed use

building into three apartments. This is in line with the zoning allowing up to three apartments in the Commercial Zone. Paul said that he has had completed the two things that the Planning Board had asked him to do:

1. The State had asked him to have a re-design of the septic system, in case the old septic system failed, which has been done.
2. The Fire Chief to visit the property. Dan Defosses, from the Fire Department made a site visit to the property. The Fire Marshall has new criteria, and they would complete these after the unit is done.

Charlie asked about the lighting, because we have the dark sky ordinance. Paul said that the lighting on the sign and the doorways all shine downward. Marsh made a motion to approve the Site Plan Review for Cetaz LLC, Paul Zimbone. Charlie seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Robert Bean, the owner of the 383 Owl Street, formerly the Campton Inn. Mr. Bean came in to update the Planning Board on the progress of the renovations of the building. Mr. Bean said that he has had problems with the contractor. He has hired an Attorney, because the sub-contractors were not paid and is in a legal dispute with the old contractor. Mr. Bean has hired people to clean up the site. He would like to fill in the hole before winter, and possibly complete the foundation. Charlie said that it would be a liability if anyone fell into the hole. Mr. Bean said that he hopes to get the project back on track and get the house ready for winter. Charlie asked him to call when the footings were going to be put in, and to be sure that he stays within what was approved by the Zoning Board of Adjustment. The Planning Board thanked him for coming in with the update.

The Planning Board went over the mail and had a discussion of the upcoming Northern Pass meetings.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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