

TOWN OF CAMPTON
PLANNING BOARD
MINUTES
NOVEMBER 12, 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 opened the meeting at 6:30 PM.

First on the agenda, the minutes for the September 10, 2013 meeting. Marsh Morgan made a motion to approve the minutes for the September 10, 2013 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for November 4, 2013. Marsh Morgan made a motion to approve the Work Session Notes for November 4, 2013. Charles Brosseau seconded the motion.

Next on the agenda, Melinda Johnston for a Site Plan Review, 2115 US RT 3, the former Glory Station Building. Melinda said that she has bought the former Glory Station building and is moving her Johnston Physical Therapy business to this new location. It has about 20 spaces for parking, and they will use the same lighting that was there from the Glory Station. Charlie wanted to know if the lighting shined downward, as we have the dark sky ordinance. Melinda said that it does. Melinda said that the handicapped ramp is in, and the handrails are not up yet. They will probably put a metal roof over the ramp, later on. The garage has four sections, and they may rent these out. Charles Brosseau made a motion to approve the Site Plan Review for Melinda Johnston. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Dave Levin for a Site Plan Review for the former Stix restaurant at 18 Six Flags Road. Dave Levin said that he was moving his coffee roasting operation and office, currently housed in the Chamber of Commerce/Information Center, to this building and will be changing the use from restaurant to food production. He will be roasting coffee on the premise 3-4 days a week. Dave said that over the course of the winter, they plan to hold small catered events and functions and will be using the commercial kitchen to prepare food for our retail location, Mad River coffee house, 250 NH RT 49. In the spring 2014, they will be opening a restaurant at the 18 Six Flags building and the building will be both food production and restaurant. They do not plan to change any outside lighting and they will take out a sign permit to change the signage. The Planning Board asked Dave Levin to have the Fire Chief go over and check the building. Marsh Morgan discussed a sign master plan, which would provide one large sign advertising the businesses along Six Flags Road. Dave Levin discussed the parking lot and he would at some point like to expand it. Stuart Pitts said that before he did the expansion, he would like him to come back to the Planning Board with the expansion plan. Marsh Morgan made a motion to approve the Site Plan Review for Dave Levin, Mad River Coffee Roasters. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Kevin French representing the Holly 1999 Family Trust for a Boundary Line Adjustment. John and Joyce Holly are owners of three abutting lots in Campton, NH which are located on the Campton and Plymouth town line and bordered by Interstate 93. Presently one of the lots

consists of approximately ½ acre and the adjoining lot consists of 113 acres. At this time the owners wish to adjust the lots so that one of the lots will be 10 acres and the remaining parcel will consist of 103 acres. The third lot will remain as it presently exists. No additional lots will be created as a result of the Boundary Line Adjustment. Stuart Pitts said that you are creating a new 10 acre lot, Map & Lot 21.02.017 with no road frontage. Marsh Morgan said that in the future he would prefer a different configuration of the lot lines. Kevin French said that this Boundary Line Adjustment was for estate Planning purposes, and eventually the lots would be conveyed back overtime to the Piper Revocable Trust. Marsh Morgan said that the 10 acre lot, Map & Lot # 21.02.017, should be treated as a Separate lot, but does not have road frontage. Marsh said that we cannot create a land locked lot. Stuart Pitts said that you have two options.

1. Add Map & Lot # 21.02.017 to the deed that the Holly 1999 Family Trust has in Plymouth Lot # 209-40
2. Show the Cul-De-Sac on the plan, so Map & Lot 21.02.017 will have road frontage

Kevin will show these options to the Holly family, and see what they want to do. Kevin will be back next month to the Work Session. This will be continued to December 10, 2013 Planning Board meeting.

Next on the agenda, the Planning Board went over correspondence and mail. Mr. Bean had sent a letter Updating the board on the progress of the Campton Inn. The Fire Chief sent a letter regarding the property owned by Cetaz LLC on 24 Southmayd Road, on upgrading the fire alarm system.

The Planning Board adjourned at 7:55 PM.

Respectfully Submitted,

May Brosseau
Campton Planning Board

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