

TOWN OF CAMPTON  
PLANNING BOARD MINUTES  
DECEMBER 10, 2013  
MINUTES

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the November 12, 2013 meeting. Marsh Morgan made a motion to approve the minutes for the November 12, 2013 meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for December 2, 2013. Marsh Morgan made a motion to approve the December 2, 2013 Work Session Notes, as amended. Charles Brosseau 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 Subdivision. John and Joyce Holly are owners of three abutting lots in 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 remaining parcel will be 103 acres. Kevin said that he has showed the cul-de-sac and the road frontage on the plan, as the Planning Board had requested. Charles Brosseau made a motion to approve the Subdivision for the Holly 1999 Family Trust. The Planning Board signed the maps and the mylar.

Next on the agenda, Steve Martin for a Site Plan Review for 2269 US RT 3. Mr. Martin said that he plans to open a showroom for the sales of window treatments, decorative accessories, and flooring. The hours will not be full time, set hours. The showroom will be open by appointment or by chance, so a small number of clientele is expected at any given time. The name of the business will be the Inside Story. Mr. Martin has taken out a sign permit application. Mr. Martin said that he will probably open in the Spring. Stuart Pitts said that if he decided to put in an apartment he should come before the Planning Board. Charles Brosseau made a motion to approve the Site Plan Review for Steve Martin for 2269 US Rt 3. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, John March for Rene & Elizabeth Dubois, subdivision off Mason Road. The Dubois wish to subdivide their existing house and 6.81 acres from their property on Mason Road. This will leave a remaining parcel of 75.71 acres. John said that the hammerhead deals with the frontage. John explained the subdivision to Mr. Fullerton, an abutter. Greg Jencks made a motion to approve the Rene & Elizabeth Dubois subdivision. Marsh Morgan seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the maps and the mylar. John gave the Planning Board a copy of the Homan Road Easement off Chandler Hill Road, on the land of the Garland Heirs containing 3.28 acres. The purpose of the easement is to provide access from Chandler Hill Road to Tax Map #08.04.011(Woodland and Grange LLC) through Tax Map parcel # 08.04.02 (Clinton Garland Heirs).

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This is not a subdivision. John said that he is required to show the Planning Board the easement; no action is required from the Planning Board.

Next on the agenda, Darlene King representing Community Guaranty Bank the owner of 1310 NH RT 175, the Campton Village Realty building. Kurt O'Connell and Deristhe Clarke are interested in purchasing the property. They would like to put two apartments upstairs and the office space downstairs. Currently there is one apartment and one office space upstairs, and office spaces downstairs. They would also like to put in a deck off the back of the building for emergency fire access. Charles Brosseau said that they need to get a Building Permit for the deck, then, I would deny it and measure for the variance. Stuart and Marsh said that they would not have to have a Building Permit to be denied to go to the Zoning Board of Adjustment. Charles Brosseau made a motion to **deny** the preliminary Site Plan Review for the Community Guaranty Bank, for the property on 1310 NH Rt 175. Marsh Morgan seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board said that they would have the option of going to the Zoning Board of Adjustment for a Special Exception and two Variances.

The Site Plan Review was denied due to:

1. Encroachment on the property line set-back- Variance - Article IV Section 10 – Pg. 10
2. Mixed Use - Variance- Article II Section R – Pg. 3
3. Exceeds the density for Residential Housing-Special Exception- Article IV Section 8-E – Pg. 8 & Commercial Zone - Section G – 4 - Pg. 3l

Stuart Pitts said that they need to present an accurate Site Plan prior to receiving approval from the Zoning Board of Adjustment and come back to the Planning Board for a full Site Plan Review.

Next on the agenda, correspondence and mail. The Selectmen received a letter from Upton & Hatfield Attorneys at Law, from Concord, NH. Upton & Hatfield are representing Waterville Estates District, regarding signage, which they will be working on with State of NH to find an area to put a sign in the state Right of Way.

Next on the agenda, the Planning Board is going to start working on the Master Plan and the Zoning Ordinance definitions.

Respectfully submitted,

May Brosseau  
Campton Planning Board

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