

TOWN OF CAMPTON
PLANNING BOARD
MEETING
FEBRUARY 11, 2014
MINUTES

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly and Peter Laufenberg, Alternate. The Board voted to make Peter Laufenberg a voting member for this meeting.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the January 14, 20104 meeting. Greg Jencks made a motion to approve the minutes for the January 14, 2014 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 February 4, 2014. Greg Jencks made a motion to approve the Work Session Notes for the February 4, 2014. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Darlene King-Jennings for the Community Guaranty Bank a Site Plan Review for the Campton Village Realty Building, Darlene said that they went to the Zoning Board of Adjustment for a Variance for mixed use and a Special Exception for the density requirements, both were granted by the Zoning Board of Adjustment on January 9, 2014. They did not need a variance for the set-back, as it was measured by the Code Enforcement officer, and it was outside the 25 foot set-back. Charlie reminded Darlene that they needed to get a Building Permit for the decks. Charlie Brosseau made a motion to approve the Site Plan Review for the Community Guaranty Bank formally the Campton Village Realty building. Greg Jenks seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Matthew Petz from 302 Beech Hill Road, with an inquiry regarding a subdivision. Mr. Petz has 15.05 acres with a barn/apartment and he would like to subdivide one lot for his son, to build a house. Matthew said that he did not have the road frontage for two lots, he wanted to know what other options he would have. Stuart Pitts suggested the cluster lot and a percentage of the land would be common land. Matthew said that he would like to use the existing driveway, for the two lots. Greg Jencks suggested the Hammerhead and then he would have the road frontage for the additional Lot. Greg also said that the banks like the separate lots for lending purposes. Matthew said that the driveway is sixteen feet wide, and the likes the Hammerhead option. Stuart said that the board does not like odd shaped lots. Chris Kelly said that the board is trying to give you options, the Cluster or the Hammerhead, and see which one is a better option for you and your son. Charlie said that the Board of Selectmen approve the roads. Stuart said that the road has to be to town specifications. The Planning Board discussed the road surfaces and requirements. Matthew wanted to know if he was going to have to pave the road. Charlie said that in cases of low traffic volumes, the Selectmen at their discretion may allow a gravel surface, per town road standards. Stuart asked if the land was in Current Use, and Matthew said that it was. Stuart said that he would pay a Current Use Penalty, when he took the land out of Current Use.

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Matthew wanted to know how much the penalty would be. Stuart said that it is 10% of the market value of the lot. The assessors figure out the value of the lot and the penalty.

Matthew thanked the Planning Board, and said that he was going to have the surveyor look at the subdivision plan, and see which option would work for him.

The Planning Board will continue working on the Master Plan next month.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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