

TOWN OF CAMPTON
PLANNING BOARD MEETING
APRIL 14, 2015
MINUTES

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Minutes for the March 17, 2015 Planning Board meeting. Greg Jencks made a motion to approve the minutes for the March 17, 2015 meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for the April 7, 2015 Planning Board meeting. Greg Jencks made a motion to approve the Work Session Notes for the April 7, 2015 meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Jeff Caron representing the Becket House, for a Site Plan Review. Jeff Caron said that after the Planning Board Work Session last week, he said that it seemed that there were three major concerns:

1. Identification of employees when out with students
2. To present a exterior footprint map to the Planning Board
3. Jeff Caron confirmed that the Becket School would not ask for an exemption and would continue to pay property taxes

Jeff presented the board with a vest and an identification badge that employees will be wearing, when out with the students. He also passed out two maps (two options) showing the 8 foot wooden fencing, parking and shrubs in the front of the house. Stuart asked about the student to faculty ratio. Jeff stated that for five students there would be 4 faculty and they also have a full time supervisor on site. Stuart asked about outside activities for the students. Jeff said that they would be staying in the yard area and the planned activities off campus would have transportation to and from, with supervision.

Stuart asked if anyone from the public, in attendance, had any comments or questions. Jessica Halm said that she lived next to Top Notch Tree Service, and she has two small children ages 7 and 3. She has been pretty concerned since the Public Forum that was held at the Becket School a few months ago. Jess said that she wanted the Town involved, and her main concern is the protection and privacy of her children. She has been working with Dave Morris and Charlie Wheeler from Becket School in the past few months and is happy that they have been very helpful with her concerns. Jess said that the fence is a big deal, as it blocks out the noise and provides privacy. She liked the footprint of the map with the fence all around, and would like it angled on the sides. Jeff said that they could do that, and will provide the Planning Board with another drawing showing the angles on the fence. Jess said that the term good fences make good neighbors, makes sense to her now. She wanted to know what the proximity is from the fence to the road. At this time Jess asked to read a letter from Jim & Martha Aguiar who are abutters to the Becket School, and could not be at meeting tonight. Jess read the letter from the Aguiars and they requested that the Site Plan Review for the Becket School be denied. Charlie said that

Depot Street, a town road, is a two rod road. The board would like to see the fence close to the Right-of- Way.

Stuart asked about the delayed lock mechanism, and thought they might look into wrist bands. Jeff said that they probably would be ripped off. Jeff Caron said that he hoped that all the work that has been done to the house will work for the students. He said that they have done something similar in Warren and it has worked very well. Chris Kelly asked Jess if she is satisfied with the changes. Jess said yes, and that she feels that she has developed a working relationship with Dave Morris from Becket School, and would like to move forward. Ian Denmore, a manager from the Becket School, said that they have removed some students that did not work with the programs. Ian also said that they have installed motion sensor lighting, shining down around the property. Stuart asked if anyone had any more questions concerning the Site Plan Review for the Becket School. Stuart called for a vote. Charles Brosseau made a motion to approve the Site Plan Review for the Becket School on 32 Depot Street. Peter Laufenberg seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, inquiry from Cat Tartaglia regarding her mobile pizza business. She would like to locate her business to the King Realty Building. This would be in the space that Mad River Coffee now rents. Mad River Coffee is moving in May. Cat said that she is in the preliminary stages and wanted to see what she needed to do. She would like to add on to the side of the building by the shed. Stuart said that she would need a building permit. Charlie said that Darlene needs to show him where the property lines are. Stuart said that it was up to the property owner to know their property lines. Charlie asked if it would be mostly a take- out business. Cat said that it would be both, a restaurant and take-out. She checked with the Fire Department and the seating capacity is 17. She thought she would use about 10 to 12 seats for the restaurant. The Planning Board said that she would need a Site Plan Review. Tim said that she should call her insurance company for information on coverage. Cat thanked the Planning Board for the information.

The Planning Board went over other business.

The Planning Board adjourned at 8 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

/mb

