

TOWN OF CAMPTON
PLANNING BOARD
WORK SESSION
June 9, 2016

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Tim Scanlon, Jay Pafundi, Alternate and Harry Huguen, Alternate.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, Chris Woods the owner of the old Town Hall. He had some questions regarding the use of the building and what was allowed. The Planning Board explained mixed use and that it was not allowed. A residence is allowed, and a business is allowed. You cannot put a business on one side of the building and a residence on the other. That is considered a mixed use. Chris Kelly said that a home business would be allowed. Chris Woods thanked the Planning Board for the information.

Next on the agenda, Jay Dickson and Terry Qualters had an inquiry about the property on the corner of Route 49 and Route 3, 2086 US Route 3, owned by Dan Coit. Jay Dickson said that he works for Pino Colsanta, and Mr. Colsanta is interested in buying the property and putting in apartments and possibly storage units. Jay said that the barn and house are in bad shape, and may have to be torn down. Terry Qualters asked about subdividing the lot, it's about two acres with road frontage on Route 49 and US Route 3. Terry said there is a question about the acreage, the deed says they have three acres more or less. The map and the tax cards indicate two acres more or less. Stuart said that the property should be surveyed to know the exact boundaries. Harry said that rental units are in demand. Terry said that they have not talked with a septic designer, and there is not much room, as one side of the lot has a brook on it. Chris Kelly said that it needs a survey, to see where the boundaries are.

Charlie asked Jay Dickson about his Building Permit for his shed. Jay said that he was going to take part of the unfinished shed down and use the shed sides for his fence, as he is too close to the boundary line. Jay asked the Planning Board about building a 16 x 22 barn on his 2.25 acre lot, but he would need a variance, he is close to the boundary line. Stuart told him that a variance is not for convenience, but for a hardship situation.

The Planning Board adjourned at 7:15 PM.

Respectfully submitted,

May Brosseau
Planning Board Clerk

/mb

