

TOWN OF CAMPTON
PLANNING BOARD MEETING
AUGUST 9, 2016
MINUTES

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Planning Board minutes for the July 12, 2016 meeting. Greg Jencks made a motion to approve the minutes for the Planning Board meeting July 12, 2016. Peter Laufenberg seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Planning Board Work Session notes for August 2, 2016. Chris Kelly made a motion to approve the Planning Board Work Session notes for August 2, 2016. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Dollar General LLC, for a Site Plan Review. Austin Turner, from Bohler Engineering and Andrew Comollo, from Lisciotti Development, the future owner of the lot and building. Campton Dollar General, LLC (applicant) proposes to develop the one acre parcel on the Southeast side of NH Route 49. The one acre lot is next to and owned by the Northway Bank on 414 NH Rt 49, the Map & Lot is 4.7.3.1. The site is zoned in the Commercial Zone. The project proposes the construction of a 9,100 + - square foot Dollar General retail store. A full access driveway is proposed off of Route 49, and the driveway permit application with the State of New Hampshire, has already been applied for. Parking will be provided for 27 vehicles. The facility hours of operation are proposed to be 8 AM to 10 PM seven days a week. The facility typically staffs two to three employees during normal business hours, with specific staffing allocations based on operational needs.

The water and sewer services are proposed to be provided by installation of a private well and a private on-site sewage disposal system. A private heating system is proposed to be provided by way of an underground propane tank system. Mr. Turner said that from the Work Session last week the Planning Board was concerned about the appearance of the front of the building, and asked if they could come up with few difference designs. Mr. Turner, said that the architect is working on a design, but they were not able to provide it for tonight's meeting. He said that they are working on a design for a porch with columns for the front of the building and having goose-neck lighting added. Mr. Turner said that it would ready for the next meeting. Chris Kelly from the last meeting asked about the drainage outlet and could it be moved. Mr. Turned passed out new plans, with the drainage outlet moved. Mr. Turner said has spoken with the Fire Chief and didn't have any issues, but will review the plan with the Building Permit. The Fire Chief said that he is familiar with other Dollar General stores. Stuart said that the emergency vehicles need access around the building, and it needs to be shown on the plan. George Wright is concerned about the impact on other businesses in the area. Mr. Comollo said that Dollar General is a small general store, and didn't feel that it would impact the rest of the stores. Mr. Turner said that it was like a CVS or a Rite Aid minus the pharmacy. Jane Kellogg wanted Stuart to explain the process of the Site Plan Review. Stuart said that first you accept the application for a Site Plan Review, then you have sixty days to act on the final application. Stuart said that if the application meets the zoning requirements you are obligated to approve it. Carol Lenahan from the Campton Garden Club,

said she objected to the look of the building, it looked cheap and dirty. She wanted to know what the front of the building was going to look like. Greg said that Mr. Turner had addressed that at the beginning of the meeting. Mr. Turner said that the architects are working on the plans for the front of the building, and it will be ready for the next meeting. Ted Hammond said that he objected to the look of the building, and would like Dollar General to come up with the money to do landscaping and have a better front for the building. Mr. Turner said that they plan to put in low vegetation plants and scrubs in the front of the building by Route 49. Martha Aguiar also did not like the appearance of the building, and wanted to know about the state permits. Mr. Turner said that they have to apply for two state permits for wetland and shoreline protection. Mr. Turner said that, in general, the storm water run-off generated as a result of the project will be collected and treated through a subsurface infiltration bed. He also said that the proposed storm water management system consists of deep-sump hooded catch basins and a subsurface infiltration bed. Jane Kellogg asked about the subsurface water detention. Mr. Turner said that roof top is a clean water run-off and they are using a deep-sump system which allows things to flow and collect sediment and discharge to groundwater. Jane Kellogg wanted to know if they have a maintenance program for the property. Mr. Comollo said that they do maintenance bi-annually, or sooner if needed. Mr. Comollo also stated that the last thing they want is a system failure. Jane was also concerned about the store closing and what would happen to the building. Peter Laufenberg asked if Lisciotti Development would be the owner of the building. Mr. Comollo said that Lisciotti Development, the owners of the building, would be heavily motivated to put another business in the building, if Dollar General failed. Peter said that Dollar General must be pretty confident that this is a viable site. Peter asked about the cost of the development of the Dollar General project. Mr. Comollo said that Dollar General LLC is considered a solid company, the cost of the project would be one and a half to two million dollars. Wayne Charron asked about truck deliveries. Mr. Turner said that one delivery truck per week, and couple of small vendor trucks once a week. The trucks load on and off the site.

Mr. Turner said that last week, Chris Kelly asked about extending the parking to connect to the Northway Bank lot. He said that the Northway Bank does not want to connect the parking lots. Peter Laufenberg asked about the signage, and what they were going to look like. Mr. Turner said that they are allowed 32 square feet, and they put one on the building and one out by the road. They would be the standard Dollar General sign. They have a copy of the sign ordinance, and the signs are shielded for the dark sky regulations. Martha Aguiar said that in her opinion, that this was not a good location for the Dollar General store. Stuart Pitts said that there are limited commercial lots in Campton.

Stuart asked if anyone had any more questions or comments. Stuart called for a vote to accept the Application for Dollar General LLC.

Charles Brosseau made a motion to accept the Site Plan Review application for Dollar General LLC. Tim Scanlon seconded the motion. The Planning Board voted to accept the Site Plan Review application for Dollar General LLC.

Greg Jencks made a motion for Dollar General LLC to be continued to next month. Peter Laufenberg seconded the motion. The Planning Board voted for the Dollar General Site Plan Review to be continued until next month. The Work Session will be September 6th and the meeting will be September 13th

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The Planning Board asked Mr. Turner to have three items completed for the next meeting:

1. Designs for the front of the building
2. Access around the building
3. Signage

The Planning Board adjourned at 7:20 PM.

Respectfully submitted,

May Brosseau
Planning Board Clerk

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