

TOWN OF CAMPTON  
PLANNING BOARD MEETING  
SEPTEMBER 13, 2016  
MINUTES

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Harry Hughen, Alternate, 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 August 9, 2016 Planning Board meeting. Greg Jencks made a motion to approve the minutes for the August 9, 2016 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session notes for the September 6, 2016 Planning Board meeting. Greg Jencks made a motion to approve the Work Session notes for the September 6, 2016 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Dollar General LLC for the Site Plan Review continued. Austin Turner, from Bohler Engineering and Andrew Comollo, Lisciotti Development, the future owner of the lot and building. Mr. Turner said that after the last meeting the two concerns from the Planning Board were the architecture and the landscaping. He said that they were very close to being in the red for the project that they would go with the same architecture as presented at the last meeting. He passed out the material board and the architects drawing again for everyone to see. Austin said that they are going to put shrubs between the bank and the General Dollar store. Stuart said that would be a good visual screen between the bank and the General Dollar store. Carol Lenahan suggested that they put in Arborvitae shrubs. Marsh Morgan agreed that these scrubs would work well, and is in favor of the Dollar General Site Plan. Austin said that they could swap out species of plants, and they would do the Arborvitae shrubs. Stuart asked about the State permits. Austin said that State Des Permits should be in anytime, and the State DOT driveway permit came in, approved, last week.

Ted Hammond said that he wanted to know what they could do to prevent Dollar stores from coming to Campton, going forward. He would like to see more Zoning laws and regulations. Peter Laufenberg said that they are going to work on some Zoning Amendments, and will reach out to other towns and see what they have in their commercial zoning. Stuart said that we have to have the zoning amendments in before December. The amendments go to town in March the for a ballot vote. The Town Attorney has to look at the amendments first, and then get back to us on the correct wording for each amendment. Greg Jencks said that we have not had a new business and building for over ten years. Charles Brosseau said the Garden Club should come up with a landscaping/architecture plan and submit a draft to the Planning Board. Stuart said the next Work Session will be October 4, 2016, and asked them to attend. Stuart said that the Master Plan is a guide and the Zoning dictates the regulations. Darlene King-Jennings said that she was disappointed that they could not have more of a change to the front of building, but she is not against the General Dollar store. Chris Kelly said that Waterville Valley is the extreme with zoning regulations and we need to find something that works for Campton. He suggested that they attend the Planning Board meetings, the first and second Tuesday of the month.

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Signage for the General Dollar was discussed. Charles Brosseau said that they are allowed 32 sq. feet of signage. Austin said that they have a copy of the Sign Ordinance and are aware of the Dark Sky portion of the ordinance. They are working on two signs 16 sq. feet each.

Charles Brosseau made a motion to approve the Site Plan Review for the Dollar General LLC. Greg Jencks seconded the motion. The Planning Board approved the Site Plan Review for the Dollar General LLC. Chris Kelly voted no. Austin Turner will bring in the Mylar, to be recorded at the Registry, and paper maps of the Site Plan Review.

The Planning Board adjourned 7:15 PM.

Respectfully submitted,

May Brosseau  
Planning Board Clerk

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