

TOWN OF CAMPTON
PLANNING BOARD MINUTES
FEBRUARY 14, 2017

The Planning Board met this date with Stuart Pitts, Chairman, 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 Work Session notes for February 7, 2017. Chris Kelly made a motion to approve the Work Session notes for the February 7, 2017 meeting. Peter Laufenberg seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Planning Board minutes for the January 11, 2017 meeting. Peter Laufenberg made a motion to approve the minutes for the January 11, 2017 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Kurt O'Connell a Site Plan Review for a proposed five apartments off NH Route 175. Tom Duffield representing Kurt O'Connell, stated that this property consists of 2.04 acres and formerly used as a single- family residence. The former house and barn were destroyed by fire in March 1999. The property has frontage on Route 175 and is in the Commercial Zone. The zoning allows 2 structures with up to 3 units per structure in this zone (6 total). The property is serviced by Town Water and utilities along Route 175. The development will be serviced by a septic system with one septic tank per building sharing one leach field. A NH-DOT Driveway permit has been obtained along with a NH-DES Shoreland Permit, as the development is within 250 feet of the Mad River. The proposed gravel driveway will provide access to the two buildings, one with two units and one with 3 units for a total of five. The units will have two bedrooms each. The parking areas provided are 10 spaces with two handicapped parking spaces. Five test pits were conducted and confirm the Grafton County Soil Listing as 36 A & E, Adams Loamy sand. No water table was encountered in the test pits and the soil was a medium grain well drained sand. The end of the driveway and parking is sized to allow the turn-around of fire and emergency vehicles. Tom said that driveway has a big turn- a -round space and they will be using a hammerhead. Mike Avery had a question about the commercial zone lots. Stuart said that in the commercial zone you can have one building with 3 units on one acre, and the commercial zone goes 500 feet back. Julie Tallman and Mike Avery, abutters, did not like the idea of having two apartment buildings next to their property. Mike Avery asked that Chris Kelly step down from voting on this Site Plan, because he has worked with Kurt O'Connell in the past. Stuart said that this was entirely voluntary if Chris wanted to step down. Chris said that he would voluntarily step down from voting on this Site Plan. Tim Scanlon said that they meet the criteria and he has no objections to the development. Stuart Pitts said that it is a legal use of the property and sees no issues. Tim Scanlon made a motion to approve the Site Plan Review for Campton Cottage Apartments, subject to the letter from the Fire Chief and the Septic approval number from DES. Jay Pafundi seconded the motion. The Planning Board voted in the affirmative, with the exception of Chris Kelly who stepped down for the vote. The Planning Board signed the Site Plan maps for the Campton Cottage Apartments.

Next on the agenda, working on Site Plan Review Additions. Kelly Wieser said that they would start on Page 31 of the Site Plan Review additions. After discussing the first page, they decided that this

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was more of a mission statement of intent and commentary. Stuart said that the history behind this was the Pike property and big business development coming in. Stuart said that we should start on Page 32 and start with the first paragraph of Building setbacks. The first 25 feet of frontage will have a landscaping, greenbelt buffer and the sides will also have a landscaping buffer.

The next paragraph, Access, curb cut for each retail complex on any road. It was decided that this is handled with DOT.

The next paragraph, Parking lots will be handled in the engineering plans.

The next paragraph, Lighting, dark sky preservation we will work on at the next work session.

Stuart started a discussion of small store fronts, concerns of general appearance and New England style architecture. The conclusion is that each application has to be looked at individually.

Kelly Wieser said that they should be working on an overlay zoning amendment. The Planning Board was considering extending the Commercial Zone up main street, from the watering troth to the Thornton town line. The Planning Board discussed which parts of town was considered the Business/commercial areas, Route 49 and Route 3.

Peter Laufenberg said that they should be looking at what they do not want to see. Sue Preston said that a lot of requirements exist in many towns. Chris Kelly said that if we put in a lot of requirements, who is going to enforce them.

The Planning Board will work on the Site Plan check list, to see what needs to be added, like parking and lighting.

Everyone felt that we had accomplished a lot at this meeting. The next work session will be April 4th.

The Planning Board adjourned at 9:10 PM.

Respectfully submitted,

May Brosseau
Planning Board Clerk

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