

TOWN OF CAMPTON
PLANNING BOARD MEETING
MINUTES
February 14, 2018

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the December 12, 2017 Planning Board meeting. Greg Jencks made a motion to approve the minutes for the December 12, 2017 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 January 2, 2018 Planning Board meeting. Greg Jencks made a motion to approve the Work Session notes for January 2, 2018 meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the minutes for the January 19, 2018 Public Hearing. Greg Jencks made a motion to approve the amended minutes for the January 19, 2018 Public Hearing. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Tom Duvane, Owls Nest and Jon Warzocla, Horizons Engineering came in to go over some proposed changes to the Ridge run Subdivision, 9 single family condominium units, which was approved by the Planning Board in May 2005. Tom Duvane gave the Planning Board a copy of the letter from the Fire Chief regarding the Hammerhead turnaround at the intersection of Rising Ridge and Cedar Crest Circle, as well as at the intersection of Cedar Crest and Longview Lane. The Fire Chief stated that for safety reasons, he would like to see a cul-de-sac turnaround, but due to extenuating circumstances, this is not always possible. He recommends to approve the change with the hammerhead concept.

Tom Duvane said that he was instructed to go to the Zoning Board of Adjustment for a variance. And their attorney said that it was not a zoning issue. Stuart Pitts said that he was in error, and that it is in the Site Plan Regulations not the zoning. Jon Warzocla said that they had tried to use the cul-de-sac but it would not work. It is a very steep grade, and has all ledge. Jon said that there would no change in the lot lines of the subdivision. Charlie Brosseau said that, he thought the grade on Rising Ridge road is about 13% to 14% very steep.

Jon Warzocla said that there would no change to the hydrants from original plan. Stuart asked if the hrydrant off Rising Ridge road had been tested. Tom Duvane as soon as they get the approvals, they will test the water pressure, and build the road. Charlie Brosseau said they should have a bond for the water. Stuart agreed that should have an assurity bond. Greg said that he would like to see the water hydrants on the plan. Jon Warzolcla said that he would show on the amended plan:

- Hammerheads
- Hydrants
- Water lines
- Road grades

Page 2

Stuart asked if they would check with the Fire Chief to see if they could have one name for the road. Tom said that they would do that.

The board wants a mylar and six copies of the plan for the Work Session, on March 6, 2018. The final meeting for the approval will be March 20, 2018. Tom Duvane thanked the Planning Board, and they will be back in March.

Next on the agenda, John Anderson and Sarah Dreshaj for the nano-brewery located at 1323 NH Route 175. John said that they want to update the barn/garage. The barn will become the Brewhouse, the house remains the tasting and sales. Spring and summer 2018 we will be updating the barn to create a brewery. Lighting fore parking and handicap parking and expanding the parking area. Along with a lit sign by the road. They know about the dark sky, and the sign ordinance. John and Sarah presented the Planning Board with a business plan and 3 maps outlining their plan for parking and lighting.

Greg Jencks made a motion to approve the Site Plan Review for the Campton Dam Brewhouse. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the Site Plan.

The Planning Board adjourned at 8:10 PM.

Respectfully submitted,

May Brosseau
Planning Board Clerk

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