

TOWN OF CAMPTON  
PLANNING BOARD MEETING  
MARCH 19, 2019  
MINUTES

The Planning Board met this date with Greg Jencks, Acting Chairman, Chris Kelly, Acting Secretary, Tim Scanlon, Bill Cheney, Ex-Officio and Jay Pafundi, Alternate. Stuart Pitts unable to attend the meeting.

Greg Jencks opened the meeting at 6:30 PM.

First on the agenda, the Work Session Notes for March 5, 2019. Chris Kelly made a motion to approve the Work Session Notes for March 5, 2019. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Planning Board minutes for February 12, 2019. Chris Kelly made a motion to approve the minutes for the February 12, 2019 meeting. Bill Cheney seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Brian Pratt from Fuss & O'Neil for a Site Plan Review for 3 Tower Road, Anagnost Companies, has submitted an application to add a 4,900 square foot retail building NH Liquor & Wine Outlet to the existing Dunkin Donuts property. The proposal will retain the Dunkin Donuts as it exists and an additional building on to the wooded area adjacent to the existing drive through. Additional improvements include additional parking, an additional dumpster, a new septic system, striping, crosswalk, propane tanks, and new drainage. The site currently has 31 parking spaces. As proposed, the site will have 50 total parking spaces to share between the two uses. A loading space for deliveries is provided behind the liquor store. Stormwater will be controlled by a robust underground infiltration system. Additional landscaping and lighting will be provided as well. Chris Kelly suggested that they use the back- parking lot for the Dunkin Donuts employees to use. Brian Pratt said that was a good idea. Tim Scanlon suggested that they use the NH Liquor Outlet unloading area for the deliveries from Dunkin Donuts. Mr. Anagnost said that the Dunkin Donuts gets deliveries during business hours. Brian Pratt said that the lighting is all Dark Sky and they have a robust landscaping plan. Brian said that they have added an overhang to the flat roof section, and gave it more texture. Tim Scanlon said that the appearance is important and this addition looks better. The Planning Board agreed that it looks better. Brian said that the State of NH does the signage. Chris Kelly made a motion to approve the Site Plan Review for 3 Tower Road LLC, contingent upon Brian Pratt getting the mylar and paper maps to the Planning Board for signature within two weeks. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Darlene King-Jennings came in to inquire about the subdivision in Beebe River with 10 lots. She has clients that are interested in buying the whole parcel and re-opening the bottling plant, which Albert Nault had started. Darlene wanted to know if they would require a Site Plan Review. Chris Kelly said that the use would be the same, but hiring 100 employees and starting the bottling plant up again, the Planning Board would want to see a plan from the new owners.

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Bill Cheney said that Jeff Andrews came to the Selectmen's meeting March 18, 2019 and is interested in selling 5 lots and putting in solar panels. Darlene thanked the Planning Board for the information and she would get back to her clients.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau  
Planning Board Clerk

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