

TOWN OF CAMPTON
PLANNING BOARD MINUTES
MAY 14, 2019

The Planning Board met this date with Stuart Pitts, chairman, Greg Jencks, Secretary, Chris Kelly, Tim Scanlon, Jay Pafundi, Alternate and Charles Cheney, Ex-Officio.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes of the March 19, 2019 Planning Board meeting. Chris Kelly made a motion to approve the Planning Board minutes, as amended, for the March 19, 2019 meeting. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session notes for the May 7, 2019 Planning Board meeting. Greg Jencks made a motion to approve the Work Session notes for the May 7, 2019 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 April 2, 2019 Planning Board meeting. Greg Jencks made a motion to approve the Work Session notes for the April 2, 2019 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, a Voluntary Merger of their lots off 1532 US Rt 3, for Kathleen M. Grinley Rev. Trust, Joseph and Kathleen Grinley Trustees. Greg Jencks made a motion to approve the Voluntary Merger for Kathleen M. Grinley Rev. Trust. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Jeff Andrews, Beebe River Business Park LLC, Site Plan Review for Lot 8 A. Jeff Andrews said that Beebe River Business Park is seeking site plan approval from the Planning Board for the change of use from the proposed self-storage facility. We are seeking approval to return the site to its original site plan approval and use as a warehouse and production facility for bottled beverages, as previously approved on September 15, 1997. Stuart Pitts said that he would change the parking from 15-45 to 15 parking spaces. The Planning Board agreed, and it will be noted on the plan. Bill Cheney had a question about the sewer system from the last meeting. Darlene King had provided the Planning Board with a copy of the Easement Agreement from July 9, 2009. The easement states that Beebe River Business Park LLC shall have the right to connect to the sewer system for the protection of the new well and all other wells located on land of the Grantor. Sally Sawin, an abutter, wanted to know about the the building uses on Beebe River Road. Jeff Andrews said that they would be used as a warehouse and a production facility for bottled beverages. Darlene King wanted clarification on the use of Lot 10A. Stuart said that the Planning Board is working on the Site Plan Review for Lot 8A, not 10A. Chris Kelly made a motion to approve the change of use and the Site Plan Review for Lot 8A with the amendment to 15 parking spaces. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Tom DeMatteo for a sign permit. Bill Cheney met with Mr. DeMatteo and told him that the sign is too big, you are allowed 32 square feet per business. Bill Cheney told Mr. DeMatteo that the permit will not be signed. Chris Kelly said that it looks like an Owls Nest sign. Tom DeMatteo said that he did not have contracts completed for the sign yet. Stuart Pitts said that it looked like a billboard for the Owls nest. Stuart said that purpose and intent of the sign is to identify a business, and he would not approve the sign as presented. Chris Kelly asked if the Owls nest was going to have an office in the building. Tom DeMatteo said yes, and it was going to be a Real Estate Office. Tom said that he had started the sign, because he thought that he had an approval. Chris Kelly said that if you do not have a signed permit you should not have started to build the frame of the sign. Tom DeMatteo said he would like to try for a variance.

Next on the agenda, Corey & Lindsey Costello regarding their property on Owl Street. Corey Costello owns and operates Classen's Tree Service. Classen's Tree Service provides Tree Removal, Pruning, Land clearing/Tree Thinning and Stump grinding. The Planning Board has been told that Corey has a lot of his trucks parked on his Owl Street property which is in the Resort Residential Zone. Stuart Pitts said that Corey has a building permit for a 40 x 50 garage, and the Planning Board wants to know what your plans are for the property. Corey said that he plans to run his tree service business from the property. He wants to develop the property in the theme of a farm landscape, and he plans to park the trucks in the back of the property. Stuart Pitts said that the property is not in the Commercial Zone. The business does not qualify for the Resort Residential Zone and there are concerns about the truck traffic on Owl Street. Stuart suggested that he come to a Planning Board Work Session and discuss the possibility of subdividing or a Variance.

Respectfully submitted,



May Brosseau
Planning Board Clerk

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