

Town of Campton  
Planning Board Regular Meeting Minutes  
January 14<sup>th</sup> 2019

**Board Attendees:** Stuart Pitts, Chairman, Chris Kelly, Tim Scanlon, Floyd Wilkie, Greg Jencks, Secretary, and Charles Cheney, Ex-Officio

**Public Attendees:** Forrest Howes and Pamela Howes

Stuart Pitts opened the meeting at 6:32 PM.

First on the agenda, the minutes of the December 10<sup>th</sup>, 2019 Regular Meeting. Chris Kelly made a motion to approve the minutes with the corrections. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

The next item on the agenda was, the minutes of the January 7<sup>th</sup>, 2020 Work Session. Chris Kelly made a motion to approve the minutes. Floyd Wilkie seconded the motion. The Planning Board voted in the affirmative, unanimously.

First item under old business on the agenda was the site plan review for Forrest Howes. The Planning Board reviewed the site plan review that was submitted by Mr. Howes. Mr. Howes included a copy of an environmental study that was done on the property before it was purchased. A copy of this document was included in the site plan review. There was some discussion that revolved around the State's right-of-way. It was determined that the State owned a 50' right-of-way from the centerline. The site plan review map was updated to reflect the measurements from the center of the road to the building and showed the right-of-way of the State. After these alterations were made the Board was satisfied and ready to make a motion. A motion was made by Tim Scanlon to accept the site plan review for Forrest Howes Auto Repair. This motion was seconded by Chris Kelly. The Planning Board voted in the affirmative, unanimously.

The first item under new business on the agenda was A voluntary merger on Taylor Drive. The Board asked where the location of the merger was and was told it was in the Estates. After looking at some maps provided by the clerk, the Board was satisfied that the parcels were eligible to be merged. A motion was made by Greg Jencks to accept the voluntary merger, this motion was seconded by Chris Kelly. The Planning Board voted in the affirmative, unanimously.

The next item on the agenda under new business was an inquiry about a property on Mae Street. Earlier in the week a citizen came into the office to find out what might need to be done to put in a dog daycare on Mae St. The first topic that was brought up was the road. Mae Street was an approved town road, but the Board questioned the condition of the road considering the use it would get with a business being located on it. The decision of the road conditions would have to go to the Select Board. The next topic that was brought up was disposal of animal waste. A septic system or other options would need to be put in for the disposal of animal waste. The Board suggested the person who inquired should get in contact with DES to find out what would be needed to properly dispose of the animal waste. The board also discussed the lack of land near

a major road which would mean that their business sign would have to be on their land and would not be able to be placed near Route 175, due to the sign ordinance. The final issue that would need to be addressed would be noise related. The Board is worried that a large concentration of dogs may cause noise issues due to excessive barking. This would create a potential problem with the neighborhood. The potential owners would need to come up with some way of making sure the business would not become a noise issue. The Board directed the clerk to reach out to the potential buyer to discuss the issues that were raised.

The final item on the agenda was a review of approved building permits. There were only two new buildings and a driveway. The Planning Board had no questions about the building permits that were brought forward.

During the public comments section, the ex-officio talked to the Planning Board about the Select Board's rationale for pursuing the outside consultant. The Planning Board continued to have a discussion about the cost of the project versus the return. The Board continues to maintain that they can rework any sections that are identified as issues. The Board directed the clerk to reach out to the consultant to see if she would be willing to meet with the Planning Board before they sign on to the contract.

Meeting was adjourned at 8:05 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk