

Town of Campton
Planning Board Work Session Minutes
January 7th 2020

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

Public Attendees: Forrest Howes, Jennifer Howes, Pamela Howes, John Anderson, Sarah Dreshaj, and Shirley Johnson

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda was a discussion about the permit issued to the Dam Brewhouse on Route 175. The owners had recently built a structure over their outdoor patio and there was miscommunication between the Selectmen's Office, the Code Enforcement Officer, and the owners. The owners of the Dam Brewhouse, Sarah Dreshaj and John Anderson came back to the Planning Board to further discuss options to remedy the current violation. The conversation started with a recap of the miscommunication between the town and the owners. The owners were under the impression that they were getting a building permit for the structure that is currently there. They added that if they were going to put up a tent or tent like structure, they didn't need to get a permit. The Board reiterated what they had said at the previous meeting; that they cannot approve a structure that does not meet the setbacks for a property. The Board offered the same options to the owners, which were to move the structure so it is within the setbacks, take down the structure, or apply for a variance with the Zoning Board. The Owners asked about a variance for the building. The Board said that it was an option that they could pursue, but they were unsure if they would be able to get a variance. The Board asked the owners reach out to the clerk and let him know what they decide.

Next on the agenda, was a final review for Forrest Howes. Mr. Howes introduced himself and his family to the Board. Mr. Howes described his current business set up at his current residence and how he plans to use the space on US Rt 3. Mr. Howes then described all of the renovations he planned on doing to the property. Some of which include, cleaning up the outside lawn area, re-siding and painting the exterior, and several interior renovations. The conversation turned to signage for the business. The Board informed Mr. Howes of the total square footage that is allowed and appropriate lighting. Signage was brought up later in the conversation and the topic was banner. Mr. Howes mentioned occasionally doing banners for specials. The Board informed him that if he wanted to do that he would need to come to the town hall and get a permit for each banner. Mr. Howes and the Board discussed several options for the banners. The Board looked at the materials that Mr. Howes submitted and had some suggestions to include before his hearing on the 14th. The map that was submitted did not have everything that was required. The Board recapped everything that they were looking for to include on the final plat. The suggestions included designating an entrance and exit, setbacks, lighting on the property, sign location, and parking. The clerk told Mr. Howes that he would reach out to give him the

information for Mike Kimball of NH State DOT, so the proper state right of way could be placed on the map.

The next item on the agenda was brought up by Greg Jencks, who wanted to review the permits issued to the house at 1714 US Rt 3. The Board discussed the proper setbacks for that piece of property. It was determined that the parcel in question was in the River Corridor Zone and had additional setbacks that were not considered when the original building permit was issued. According to the Zoning Ordinance there is a 50' setback from the river's edge along with the 110' setback from the road (60' right of way from the state and 50' local setback). In addition to the building setback requirements, the Board discussed the septic setbacks which was 125' for the River Corridor Zone. The conversation turned to the septic permit. The extension that was granted to the owner was for 90 days from the previous expiration date. This would mean the State extension had expired in November. The Board asked the clerk to send a letter to the owners to inquire about the progress of the septic. If no work has been done than a new application will need to be submitted to DES.

Finally, the Board received correspondence from the outside consultant, Tara Bamford. The clerk provided copies of the contract that was sent to the Planning Board to sign. A discussion ensued about the specifics of cost and process. One idea was offered to see if the town could split the contract into two sections so that the town could see some of her work before they agree to the full sum. Another idea was offered to try and make the changes without the consultant. Some on the Board wanted to try and rework the Subdivision and Site Plan application and regulations during work sessions. After much discussion it was agreed that the next work session would include time to review and start the process of separating and improving the Subdivision/Site Plan Application.

Meeting was adjourned at 8:40 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk