

Town of Campton  
Planning Board Work Session Minutes  
November 5<sup>th</sup> 2019

**Board Attendees:** Stuart Pitts, Chairman, Chris Kelly, Greg Jencks, Secretary, Jay Pafundi, Alternate, and Charles Cheney, Ex-Officio

**Public Attendees:** Cory Costello, Lindsay Costello, Ed Peterson, Terri Qualters, and Maggie Roper

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, was a preliminary consultation for Ed Peterson who is looking to start the site plan review process. His automotive business would be going in an existing building on Route 3. Mr. Peterson said with the space he had he was planning on doing custom work, painting, and basic auto work. There was also mention of potentially selling cars off the lot. The Planning Board suggested that Mr. Peterson be clear when setting up his site plan. The board said they wanted to be certain of what they were approving so more businesses, on the site, would not pop up over time. When the Planning Board brought up the zone, it was generally agreed that the building was located in the correct zone (commercial). There was mention that the property was near the River Corridor Zone and that fluid disposal should be proper. Mr. Peterson mentioned that he had state permits for disposal and that he had a company/individual that came by and picked up used fluids. The Planning Board directed Mr. Peterson to work with the clerk to gather the appropriate documents and set up the application date.

The next item on the agenda was, a final check of the Costello site plan review. After reviewing the application that was provided, the major point of discussion was on the plat map provided. There was misunderstand between the Costellos and the Planning Board about what the plat should include. A discussion about the map provided, resulted in a need to redo the map entirely. The clerk found a previously approved site plan from the Dunkin Donuts and used that map to show what the Board was looking for in a site plan plat. The Board asked that the Costellos seek the expertise of a surveyor to help them construct a professional site plan. The discussion then turned to items that will be included on the map to make sure that the Costellos are including everything. The Planning Board, understanding of the impending public hearing, agreed to consider approving the Site Plan Review with the condition that the final plat be submitted later.

The board finally looked at one piece of correspondence that was sent to their attention. Previously a letter from Tara Bamford, who was offering her services to help review planning and zoning policies, was reviewed in October. At the last meeting the board was informed that a cost estimate had been requested and was in progress. A cost estimate was presented to the Planning Board. The board seemed to think the costs were a bit high and funds could be better spent for training. The clerk informed the board that the Select Board was very interested in having this outside consultant take a look at our processes.

Meeting was adjourned at 8:05 pm

Respectfully submitted,

Corey Davenport  
Planning Board Clerk