

TOWN OF CAMPTON  
PLANNING BOARD WORK SESSION NOTES  
JANUARY 2, 2018

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Tim Scanlon and Jay Pafundi, Alternate.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, Tom Devane from Owl's Nest regarding Ridge Run which was approved May 2005. The approved plan had a cul-de-sac and they would like to change it to a hammerhead off Cedar Crest Circle and Longview Lane. Tom Devane from Owl's Nest said that the cul-de-sac would be difficult to do because of the steep slope and ledge. The Fire Chief sent a letter stating that he did not have a problem with the hammerhead turnaround. Stuart said that the length of the road to the dead end is 700 feet. The zoning allows 500 feet to a dead-end road. They would have to apply for a variance, in lieu of a circle, from the Zoning Board of Adjustment. Greg Jencks suggested that they try again to see if the cul-de-sac would work again. Charlie Brosseau asked if they intended to expand further. Tom Devane said that they were not planning on expanding. Chris Kelly said that looking at the plan on Lot 2, it looks like the driveway goes into the garage and it is not a hammerhead. He is concerned that the fire truck would have to back out of Longview Lane. The Planning Board would like the Fire Chief to look at this lot. Tom Devane will check with the Fire Chief and will come back to the Planning Board at a later date.

The Planning Board discussed doing amendments to the zoning.

1. Beebe River is wood products and the board would like to change it to an Industrial Zone. Down 500 feet from NH RT 175.
2. NH RT 175 from the watering trough at the junction of NH RT 175 with the upper Mad River Road to the Thornton Town line - change to Commercial Zone. 500 feet on each side.
3. Run the Overlay Zone down NH RT 49 to US RT 3 Sunset Grill allowing Mixed Use and limiting it to two residential units per acre.

The board will have to check to see if the Pike property deeds are in other names.

The Planning Board adjourned at 8:10 PM.

Respectfully submitted,

  
May Brosseau  
Planning Board Clerk

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