

TOWN OF CAMPTON
PLANNING BOARD WORK SESSION NOTES
OCTOBER 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.

First on the agenda, Tom Duffield for the Ray Anderson subdivision. Tom showed the Planning Board the proposed open space/cluster subdivision creating 3 building lots which are about one acre each. The total lot size is 23.72 acres. Tom said that the Fire Chief & the Road Agent went to look at the road, and didn't have problem with it. The board went over the map and looked at the road and it doesn't meet the road standards. Tom said that the ROW is 50 feet and all the culverts are 15 inches. The existing road has 3 locations that do not meet this horizontal radius, in two of these locations the road is 30 feet wide and no shortage on sight distance. The third location has great sight distance, the road is 24 feet wide and the existing radius is 135 feet. There are two locations with short 12% grades, they will be covered with recycled asphalt. The Planning Board suggested that they go back to the Board of Selectmen and bring back a letter from them to the Planning Board stating that it's a private road and any conditions that they may have. Tom said that they had gone to the Board of Selectmen and they did not seem to have any conditions, but they will make an appointment again and have the Board of Selectmen send a letter to the Planning Board before the meeting in November. Tom said that they have named the road Bell Tower Lane, which the Fire Chief approved. The state approved driveway permit has been sent to the town. Chris wants the test pits put on the final map. Tom said that he does not have the septic & subdivision approval from the state yet. The total open space excluding road ROW is 19.64 acres. Tom thanked the Planning Board and will be back in November.

The Planning Board adjourned at 7:10 PM.

Respectfully submitted,



May Brosseau

Planning Board Clerk

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