

TOWN OF CAMPTON
PLANNING BOARD WORK SESSION
JUNE 5, 2018
NOTES

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 Duffield for Ray Anderson and family. Eric and Tina Anderson attended the meeting. Tom Duffield said that Ray Anderson wanted to subdivide the property for his children, and that Eric and Tina would live in the house, and they would live in the apartment off the house.

Tom said that they would like to have a 5- lot subdivision, and the road (driveway) would always remain a private road. Each lot would be about one acre. They would at some point down the road put in a duplex on the commercial part of the property. Stuart said that multi-family is allowed. The Commercial Zone allows for 3 residences per acre. Stuart said that they would have to have a survey done for the subdivision. Tom asked if they could just survey the area for the first three lots, or would they have to have the survey done for the whole property. Charlie said that they would have to have an accurate survey of the whole lot. Charlie also said that they may as well have the whole lot surveyed at once, because it would have to be done anyway. Chris also said to do it once and it will be all done for the subdivision.

Stuart suggested that they might want to consider a cluster development. Tom said that the cluster lots would make sense. Stuart said that the road will have to be built to town specifications. May will give you a copy of the road specifications for the town.

Tom said that there is a pond in the back of the property with a dry hydrant for fire protection. He will need to meet with the Fire Chief and the Board of Selectmen regarding the road. Tom said that he could provide the Selectmen a road profile and a grade plan. Greg wanted the road to the pond to show on the plan.

Tom said that they will have a survey done first then proceed with the subdivision plan.

Tom thanked the Planning Board for the information.

The Planning Board worked on the Site Plan additions.

The Planning Board adjourned at 8 PM.

Respectfully submitted,



May Brosseau
Planning Board Clerk