

TOWN OF CAMPTON
PLANNING BOARD MEETING
NOVEMBER 13, 2018
MINUTES

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Work Session Notes for the October 2, 2018 Planning Board meeting. Chris Kelly made a motion to approve the Work Session Notes for October 2, 2018 Planning Board meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Minutes for the October 9, 2018 Planning Board meeting. Charles Brosseau made a motion to approve the minutes for the October 9, 2018 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Dan Bergeron for a lot line adjustment. Dan is adjusting the property lines on two of his lots on 302 Eastern Corner Road. The Planning Board did not have any problems with the lot line adjustment for Dan Bergeron. Charles Brosseau made a motion to approve the Lot Line Adjustment for Daniel and Diane Bergeron, 302 Eastern Corner Road. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the mylar map, and the paper maps for the Lot Line Adjustment. The Planning Board made Chris Kelly the acting Secretary, as Greg Jencks did not attend the meeting.

Next on the agenda, Tom Duffield for the Anderson Family Revocable Trust, 3 Lot Subdivision, named Scandiland. Tom said that the intent to subdivide our property into 3 lots for conveyance to family members for ownership and ability to construct residences for family members. Two lots will be over 10 acres and one will be 1.68 acres. The existing road is private and to be maintained by the family and has received NH-DOT approval for subdivision. The Board of Selectmen reviewed the plan for the Anderson/Scandiland Subdivision. The Board found no issue with the road as proposed under the following conditions:

- * The current road accessing the properties will remain private
- * Future Town acceptance of the road will require the road to be brought to the current Town Road Standards at the time of application

The back acreage will remain in current use. The road will be named Bell Tower Lane and this name has been submitted to the local Fire Department for 911 approval. Charles Brosseau made a motion to approve the Anderson/Scandiland Subdivision, with the letter from the Board of Selectmen. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the mylar, and the paper maps.

Next on the agenda, John March for William and Marion Alby, two lot subdivision. The Alby's wish to subdivide their property into the former lots 5 and 6, in the exact same configuration of the original

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Blair Interval Subdivision. The Alby's built a house on Lot 6, and lot 5 remained without any improvements. Lot 5 will be sold. Charles Brosseau made a motion to approve the Alby Subdivision which will be attached to the original Blair Interval Subdivision of March 14, 2000. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the mylar, and the paper maps.

Next on the agenda, Curtis Martel & John March, for a 3 lot subdivision off Brayman Road a private road. Stuart said at the Planning Board Work Session September 4, 2018, that they would have to have a turn-around or hammerhead for the emergency vehicles and this could not be used as a driveway. The Road Agent looked at the road and felt that it was very steep, and he did not see a place for a turn-around or a hammerhead, and the road needed work. The Fire Chief gave the Planning Board a letter that he is concerned about the proposed plan to back the apparatus down a moderate grade especially during winter conditions. The Fire Chief said that he would prefer to drive to the top of the road and turn around in a safer location. The Fire Chief said that the turnaround does little for the other residences on the road. John March said that they would put a sprinkler system in the houses. Stuart said that the Board of Selectmen are working on a policy for Private and Class 6 roads. The Selectmen are also going to have a Work Session with the Planning and Zoning Boards, regarding the Private and Class 6 roads. Curtis Martel said that he is withdrawing his application for the subdivision. Curtis will look at again in the Spring, after the Selectmen have drawn up a policy for the roads.

The Planning Board adjourned at 8 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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