

TOWN OF CAMPTON
PLANNING BOARD
WORK SESSION
APRIL 5, 2016

The Planning Board met this date with, Stuart Pitts, Chairman, Charles Brosseau, Chris Kelly, Tim Scanlon, Harry Hughen, Alternate, Jay Pafundi, Alternate and Peter Laufenberg, Ex-Officio.

First on the agenda, Terri Qualters and Jay Dickson came in inquiring about the old town hall. Terri said that she has a buyer interested in the old town hall. Stuart asked about the septic system and wanted to know if the new owners have replaced it. Terri said that they have a new septic system. The buyer wants to put in two apartments and possibly an office space. Stuart said that it is three units per acre. Terri said that they have .45 acre. The zoning does not allow a mixed use. Stuart explained that you could have one apartment and one office space with a variance, or you could have two office or retail spaces without a variance, which is one use. Terri said that there is a problem with the Right of Way access. Jack McCormack has been researching it and has found nothing at the Registry about a Right of Way access. Stuart said that would be something that the owners would have to work out. Chris Kelly said that the last people that were interested backed out because they could not find a Right of Way access. Stuart said that the mixed use is not allowed in our current zoning, and the Planning Board has to go by the zoning regulations. Tim Scanlon said that they could talk with the abuters regarding the Right of Way issue. Chris Kelly said that they have a lot of options. Terri thanked the Planning Board, and agreed that they do have a lot of options.

Next on the agenda, the Planning Board went over the Building Permit, and made some additions.

Next on the agenda, Sandra Lentz for her portable trailer for dog grooming. She wants to set up her Trailer on Mark Johnston's property. The Planning Board wants her to come into a meeting for more information on her business.

Next on the agenda, Kellen from the Beckett School, wanted the Planning Board to know that they are working with DOT on putting in a parking lot on the Owl Street side. The Planning Board discussed where the parking lot would be.

Next on the agenda, Ericka Benton called to ask the Planning Board about putting in a Flower/gift shop in the Campton Plaza, where the Clays Chocolates had been. The Planning Board discussed that this was not a change of use, as it would be retail and she would not need a Site Plan Review.

Next on the agenda, Charlie had received a Sign Permit from Barlo Signs from the Bank of NH for a Pre-Lite sign, which the Sign Ordinance does not allow. The Planning Board discussed the Dunkin Donut s Sign, and whether it was Pre-Lite or not. The Planning Board decided to make a site visit to see whether it was Pre-Lite or not. The Dunkin Donuts sign is Pre-Lite, and it is grandfathered. The Sign Permit for the Pre-Lite sign will be denied, and they will have the option to apply for a variance, or put up the sign with the spot light as the Community Guaranty Bank had done.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,



May Brosseau, Planning Board Clerk