

TOWN OF CAMPTON
PLANNING BOARD
MINUTES
JULY 14, 2015

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Tim Scanlon, Charles Brosseau, Jay Pafundi, Alternate and Charles Cheney, Ex – Officio.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the June 9, 2015 Planning Board meeting. Charles Brosseau made a motion to approve the minutes for the June 9, 2015 Planning Board meeting. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for the July 7, 2015 Planning Board meeting. Tim Scanlon made a motion to approve the Work Session notes for the July 7, 2015 Planning Board meeting. Jay Pafundi seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the subdivision for Don & Cheryl Johnson on US Route 3. The Johnsons wish to subdivide a 6.27 acre parcel from their property on US Route 3. The remaining parcel is 21 + acres. Greg had asked for the turn-around be put on the map, and John said that he has been added. The Planning Board did not have any further questions on the subdivision for Don & Cheryl Johnson. Charles Brosseau made a motion to approve the subdivision for Don & Cheryl Johnson for their property on US Route 3, Map & Lot 3.2.2. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously. John will bring in the maps and mylar on Wednesday and the Planning Board Chair and Secretary will come in and sign the maps. John March said that he will bring in the Site Plan Review for White Mountain Propane next month. White Mountain Propane will be purchasing the 6.27 acre parcel from Don and Cheryl Johnson.

Next on the agenda, Sarah Dreshaj for the Site Plan Review for the property at 1323 NH RT 175, Map & Lot 4.13.40. Sarah said that the property is zoned commercial, and they plan on opening a craft distillery. Utilizing the two-story garage on site as the fermenting and distilling bonded space. The house on the property will be used as space for retail, as well as office and storage space. A distillery needs to conform to some very specific guidelines for security, and safety. The buildings will need to be updated in order to meet these federal codes, as well as fire codes. There is no appreciable odor or excessive noise from a distillery. HVAC equipment will be the most noticeable part of the distillery operation on a consistent basis. Sarah said that they just received notice that their loan was approved, and they hope to open in six to nine months. The Planning Board did not have any further questions. Tim Scanlon made a motion to approve the Site Plan Review for Sarah Dreshaj and John Anderson for a distillery on 1323 NH Route 175. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the National Flood Insurance Program (NFIP) conducts a Community Assistance Visit (CAV) periodically as a requirement of the program. They would like to schedule a meeting for July or August. The Planning Board decided to see if they could come in August 11, 2015 at 7 PM.

Next on the agenda, the Stickney Subdivision approved July 14, 1992. The road was never completed,

Page 2

and a lot was sold in 2005. The owner of the lot just sold the lot back to the Stickney's, because the road was never completed. The Planning Board discussed the possibility of rescinding the subdivision. The board had a discussion regarding the road and that a building permit could not be issued. The board decided that they would not rescind the subdivision. Greg Jencks said that the cost of a subdivision and the road is very high, and the Planning Board has not seen many subdivision plans in the last few years. Bill Cheney said that the economy has not come back.

Bill Frye come in late to the meeting, and he wanted to attend the Site Plan Review for the distillery application, which the Planning Board has approved. The board gave him the letter of intent to read and they would answer any questions. He said that the letter answered most of his questions. He wanted to know how big the distillery operation would be. The board told him that it was going to be a small operation, and they would not be open for 6 to 9 months.

Stuart Pitts said that the Planning Board has had a lot of inquiries about changing the zoning (Residential to Commercial) from the watering troth up to Thornton town line. Bill Cheney thought that it might change people's assessment values up higher. Stuart said that it is something to be considered as we have very little availability for businesses.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

May Brosseau
Planning Board Clerk

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