

TOWN OF CAMPTON
PLANNING BOARD MINUTES
SEPTEMBER 12, 2017

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, and Chris Kelly.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Planning Board Work Session Notes for August 1, 2017. Greg Jencks made a motion to approve the Work Session Notes for August 1, 2017. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session Notes for September 5, 2017. Greg Jencks made a motion to approve the Work Session Notes for September 5, 2017. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, Sarah Dreshaj and John Anderson for a Site Plan Review for 1323 NH Route 175. Sarah said that it is their intent to build a nano brewery at 1323 NH Route 175, and in accordance with NH Law be open for distribution of beer created directly to the public in the form of bottles and growlers. We will start being open only long enough to sell the weeks available beer. As the business grows we will be able to be open longer before we sell out. At that time, we will need additional production space. That additional space is currently in use as residential apartments. It is our intent to have a full -time brewery with 5 years employing both Sarah Dreshaj and John Anderson and one other employee. There is ample space for Parking including places for over 10 vehicles currently.

Stuart said that the Zoning Ordinance does not allow for mixed use, and you would need a variance. They would need a letter from the Fire Chief, and a detailed plan showing parking, lighting and signage. John said that they had been to the Fire Chief, and he said that fire retardant paint could be used in the basement, and one exit would work. John said that they had to have an approved plan for the septic, as it is a requirement from the state. Stuart said that you cannot increase a non-conforming lot. Chris said that it is close to the street, and it is a tough lot to work with. Sarah said that the goal is to move the brewery from the basement to the first floor of the house. Greg Jencks made a motion to deny the Site Plan Review for Sarah Dreshaj and John Anderson. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Stuart Pitts said that after they go the Zoning Board of Adjustment, they will have to come back to the Planning Board for a Site Plan Review.

The Planning Board discussed the zoning and mixed use.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board Clerk