

**TOWN OF CAMPTON
PLANNING BOARD
MINUTES
August 9, 2011**

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Tim Scanlin, Alternate and Marsh Morgan, Ex-Officio.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the June 14, 2011 meeting. Charles Brosseau made a motion to approve the minutes for the June 14, 2011 meeting, as amended. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes for August 2, 2011. Charles Brosseau made a motion to approve the Work Session notes for August 2, 2011, as amended. Chris Kelly seconded the motion.

Next on the agenda, the Boundary Line Adjustment for Peter Vaillancourt and Jeff Salisbury & Jeff Sirek. John March stated that Jeff Salisbury & Jeff Sirek wish to convey 2.50 acres on the Westerly portion of their property to Peter Vaillancourt. They will retain 1.05 acres. No new lots are being created. Peter Vaillancourt said that he needed more room to park his vehicles, as he has been renting a space to store his equipment. Gayle Hannon questioned whether he could park his equipment on his property as it is in a residential zone. Marsh Morgan stated that you are allowed to have a home business, with no employees, and you are allowed to park vehicles on your property. Ted Hammond wanted to know where the garage would be placed on his property. Peter said that it would be in the same footprint as the existing garage. Gayle Hannon said she was concerned about the impact this would have on the neighborhood, and the storage use. Marsh said that he could not develop his lot into a commercial use. Charles Brosseau said that the area that Peter was purchasing was very wooded, and probably could not be seen from the street. Peter said that it was a wooded area, and was about 183 feet from Gayle Hannon's property. Stuart Pitts said that the Campton Village is a high density area. Ted Hammond wanted to know what Pete had planned for the area. Pete said that he wanted to have a garden and an area for parking, and working on his equipment. Ted Hammond also is concerned about the apartment building septic system failing. Marsh said that the apartment building with 3 units conforms to the zoning. Stuart Pitts said that the septic is not an issue, because the state would come in and the owners would be required to correct it. Marsh Morgan said that

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we can only rule on what the zoning allows, and whether this Boundary Line Adjustment is an allowed use in this zone, and meets the requirements. Chris Kelly said that this is a home business and it is an allowed use in the residential zone. Charles Brosseau made a motion to approve the Boundary Line Adjustment for Peter Vaillancourt and Jeff Salisbury & Jeff Sirek. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the mylar and the maps for the Boundary Line Adjustment.

Next on the agenda, the Voluntary Merger for Greg and Cindy Jencks, 50 Bog Enterprises, LLC, off Bog Road. Greg Jencks stepped down, and Tim Scanlin will be a voting member for this Voluntary Merger application. Chris Kelly will be the acting secretary. The purpose of the Voluntary Merger is to return all the lots to the main lot, Tax Map #14.06.026. Marsh Morgan said that no work has been done in four years, and the all the lots are contiguous. Charles Brosseau made a motion to approve the Voluntary Merger for 50 Bog Enterprises LLC, Greg and Cindy Jencks, Bog Road. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

The Planning Board went over the correspondence and mail. The Planning Board had a discussion about the state right of way for Woodpeckers restaurant, and that people are using this as a entrance. The board discussed that this is something that needs to be addressed by the state. Bruce Bond, from Woodpeckers, had contacted the state and they had not gotten back to him. Chris Kelly said that he would speak with David Moulton to see if something could be done about replacing the barrier, that had been removed years ago. The Planning Board discussed multi family housing.

The Planning Board adjourned at 8:15 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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