

TOWN OF CAMPTON
PLANNING BOARD
MEETING
JAN. 17, 2006

The Campton Planning Board met this date with Marsh Morgan, Chairman, Greg Jencks, Secretary, Don Mower, Chris Kelly, Charles Brosseau, Jane Kellogg, Stuart Pitts, Alternate, and Harry Hughen, Alternate.

Marsh Morgan called the meeting to order at 7:30 PM.

First on the agenda, the minutes from Dec. 13, 2005. Chris Kelly made a motion to approve the minutes from the Dec. 13, 2005 meeting. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session notes from the Jan. 3, 2006 meeting. Greg Jencks made a motion to approve the minutes from the Jan. 3, 2006 Work Session. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

The King Heirs Subdivision and the Condon Subdivision will be continued until the Feb. meeting.

Next on the agenda, Hilltop Views, Subdivision. No Show.

Next on the agenda, Linda Molito, Manager, the Inside Look furniture store. The Inside Look furniture store is going into the Joe Jones building on Route 49. Linda Molito came in as an inquiry for temporary signage. The Planning Board discussed the Sign Ordinance, and conforming to current regulations. Charles Brosseau stated that the awning sign for Joe Jones was illegal. Chris Kelly wanted to know if she had talked with the Fire Chief. Linda said that she would call him and have him come over and check out the building.

Jane Kellogg asked about the furniture delivery trucks. Linda said that they would be parking along side of the back of the building next to the dock, and they would not be in the street. The Planning Board said that the Inside Look furniture store would not need a Site Plan Review.

Next on the agenda, Public Hearing for additions to the Campton Site Plan Regulations, for Lighting.

Purpose

It is in the interest of The Town of Campton to maintain its historic character, to prevent

further reduction of visibility of the night sky, insure efficient use of lighting, and reduce unsafe or annoying lighting conditions, while providing adequate and appropriate outdoor lighting.

The Planning Board under Site Plan Regulations for Lighting, discussed under Section 2, General Requirements, eliminating item C. Charles Brosseau made a motion to adopt the additions to the Campton Site Plan Regulations for Lighting, eliminating item C, under Section 2. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Public Hearing for additions to the Campton Site Plan Regulations, for New Retail Stores and Business Centers.

The intent of these Site Plan Review Additions is to regulate new retail, professional, business developments with the following guiding principles which shall act as a guide to the Planning Board when implementing the zoning requirements of setback, access, parking, landscaping, design, building size and lighting.

The Planning Board passed out sheets with building sizes.

The Plymouth Marshalls is 40,000 sq. ft.
Hannafords is 57,000 sq. ft.
Handyman Hardware (upstairs) is 12,000 sq. ft.
Rands (old) in Hatch Plaza was 7,200 sq. ft.
Home Depot (Tilton) is 117,000 sq. ft.

Bob Bulkerly discussing the building sizes, and said that you have to figure what size is appropriate for our town. Jane Kellogg and the Planning Board discussed parking for the retail stores. Craig Keeney discussed the state regulations for fencing in pond areas. Stuart Pitts said that the Planning Board will have to change the minimum building setbacks from 85 feet, back to the 50 feet that is in the zoning requirements, in paragraph 6. The Planning Board agreed. In paragraph 8, under Parking, the Board agreed to add **(as needed)** after there shall also be bike racks. Jane Kellogg made a motion to adopt the additions to the Site Plan Review, for the New Retail Stores and Business Centers, with the changes in paragraph 6 and paragraph 8. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Planning Board went over correspondence and mail.

Marsh Morgan read a letter from the Thornton Planning Board regarding a meeting on Jan. 9th for the CIP plan. Marsh Morgan and Greg Jencks will attend the meeting in Thornton.

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Chris Kelly said that he was going to the North Country Council meeting on Jan. 26th, and if we had anything we wanted him to bring up at the meeting to let him know.

Don Mower said that he would be stepping down from the Planning Board as of March 31st, 2006. Don thinks he has been on the Planning Board since 1993.

The meeting adjourned at 9 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board

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