

**TOWN OF CAMPTON
PLANNING BOARD
MINUTES
DECEMBER 8, 2009**

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Jane Kellogg, Marsh Morgan, Ex-Officio, Kelly Bolger, Alternate and Harry Huguen, Alternate.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes for the November 10, 2009 meeting. Greg Jencks made a motion to approve the minutes for the November 10, 2009 meeting. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, the Work Session Notes for the December 2, 2009 meeting. Chris Kelly made a motion to approve the Work Session Notes for the December 2, 2009 Work Session as amended. Charles Brosseau seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, John March representing Bruce McDonald, Site Plan Review, US RT 3, wishes to use is commercially zoned land to sell mulch bark, dried manure, and other construction items on his property. John showed the board the updated site plan maps with the contours, elevations and where the geo fabric would be placed for the retaining walls. Bruce said that the electric pole will be placed pretty much in the same place, and the power company will not move the pole until the foundation is in. Marsh wanted to know what the time frame was for the rock retaining walls. Bruce said that this was his project for the winter. Kelly said that this would be the third winter that he has been working on the project, and that more material has been brought in. Charlie wanted to know how much material needed to be removed from the site. Bruce said that he did not have much material to be moved and it should be finished in the Spring. Stuart said that his main concern was having the bank stabilized, and to have the project completed by Spring. Marsh said that the Road Agent is working on the stone safety barrier. Chris wanted to know what changed on the plan. Bruce said that this site plan showed the retaining walls and the driveway. Marsh Morgan made a motion to rescind the previous Kings Brook Site Plan Review, on US RT 3, and King Road. Greg Jencks seconded the motion. The Planning Board voted in affirmative, unanimously. Greg Jencks made a motion to approve the Kings Brook Site Plan Review, US RT3 and King Road with a completion date of April 30, 2010, without a bond, at this time, and will review April 30th. Charles Brosseau seconded the motion. The Planning Board signed the maps and the mylar.

Page 2

Next on the agenda, Peter and Jennifer Fairchild, Voluntary Merger of two lots in Waterville Estates. Charles Brosseau made a motion to approve the Voluntary Merger for Peter and Jennifer Fairchild, of 71 Weetamoo Trail. Marsh Morgan seconded the motion. The Planning Board voted in affirmative, unanimously.

Next on the agenda, Waterville Estates Realty/Muto Boundary Line Adjustment, conditionally approved on November 10, 2009. The Planning Board received the letter from the Waterville Estates Commissioners on November 24, 2009 stating their responsibilities for upgrading Taylor Drive. (See enclosed letter from the Commissioners) The Planning Board signed the maps and the mylar.

Next on the agenda, William and Therese Enos, Lot Line Adjustment. The Enos's wish to purchase 5 acres from their easterly abutters Jeff and Gina Swift. No new lots are being created with this transaction. Charles Brosseau made a motion to approve the Lot Line Adjustment for William and Therese Enos. Chris Kelly seconded the motion. The Planning Board voted in affirmative, unanimously. The Planning Board signed the maps and the mylar.

Next on the agenda, Peter and Jean Robson, Boundary Line Adjustment/Subdivision, off Puckerbrush Road. John March said that he has to change the maps, and no action will be taken tonight. John will bring the Robson plan in next month.

Next on the agenda, John March representing Susan Fallon, Lot Line Adjustment, Ellsworth Hill Road. The Fallon's wish to complete a lot line adjustment with her abutters David and Andrea Dudley. The area to be adjusted is 0.87 acre. No new lots are being created as a result of this proposed lot line adjustment. Charles Brosseau made a motion to approve the Fallon Lot Line Adjustment. Marsh Morgan seconded the motion. The Planning Board voted in the affirmative, unanimously. The Planning Board signed the maps and the mylar.

Next on the agenda, Greg Jencks wants to amend his subdivision on Bog Road. He will have a new subdivision map for the Planning Board to look at next month.

The Planning Board adjourned at 7:45 PM.

Respectfully submitted,

**May Brosseau
Campton Planning Board**

**/mb
Enc.**

