

TOWN OF CAMPTON  
PLANNING BOARD MINUTES  
OCTOBER 9, 2018

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Tim Scanlon and Jay Pafundi, Alternate.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the Work Session Notes for the August 7, 2018 Planning Board Meeting. Greg Jencks made a motion to approve the amended Work Session Notes for the August 7, 2018 meeting. Charles Brosseau seconded the motion. The Planning Board voted in the affirmative, unanimously to approve the amended Work session notes for the August 7, 2018 meeting.

Next on the agenda, the Work Session Notes for the September 4, 2018 Planning Board Meeting. Greg Jencks made a motion to approve the Work Session Notes for the September 4, 2018 meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously to approve the Work Session Notes for the September 4, 2018 meeting.

Next on the agenda, the Work Session Notes for the October 2, 2018 Planning Board Meeting. Chris Kelly made a motion to approve the Work Session Notes for the October 2, 2018 meeting. Greg Jencks seconded the motion. The Planning Board voted in the affirmative, unanimously to approve the Work Session Notes for the October 2, 2018 meeting.

Next on the agenda, Sky Bartlett for a Site Plan Review for the Dole property located at 1249 NH Route 175. We have been renting a space to a battery-powered remote-control car racing club that holds weekly races from the hours 3:00 PM to 9:00 PM and a practice night typically from 5:00 PM to 9:00 PM. Average attendance has been about thirty people on race night and about fifteen on practice night. They are using about 4000 square feet of space on the first floor, upstream end of the building. We are planning on using the rest of the first floor, about 3000 square feet, as a used/refurbished furniture and local goods store. We are currently renting a 600 square foot room on the second floor to Slaughter and Sons piano business for storage. The remaining plans for the second floor consist of a 600 square foot, two-bedroom apartment that my wife and I plan to inhabit, a 3500 square foot wood shop for myself and my family's use (father, brother in-law), and another 1000 square feet of storage space rented to a family member. We currently have no plans for the third floor beyond storage of personal items.

The Planning Board went over the map for the parking. Stuart wanted to know if he had a state driveway permit. Sky said that he has two approved driveways from the State of NH. Sky said that he also had the state approved septic system. Stuart wanted to know if the Fire Chief had done an inspection of the building. Sky said that the Fire Chief had done one inspection, and they would call him to do another inspection. Sky said that he was waiting to finish up more of the building before he called the Chief. Stuart said that the Planning Board would need a letter from the Fire Chief before they could approve the Site Plan Review. Sky said that he would call the Fire Chief and set a date for the inspection. Charlie went over the signage requirements, and the lighting. The Planning Board told Sky that they think that this is a good use of the property. Charles Brosseau made a motion to conditionally approve

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the Site Plan Review for the Parker & Nelson Holdings, LLC, (Sky Bartlett) for the 1249 NH RT 175 property. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Sky thanked the Planning Board and would have the Fire Chief do the inspection.

Next on the agenda, John March came in to present a 3-lot subdivision off Brayman Road for Curtis Martel. The Martel Family Revocable Trust of 2015 wishes to subdivide 7.79 acres on Brayman Road into 3 single family homesite lots. All 3 lots are in excess of 2.0 acres. No new roads are being proposed. Stuart said at the Planning Board Work Session September 4<sup>th</sup> that they would have to have a turn-around or hammerhead for the emergency vehicles. John showed the Planning Board on the new subdivision map an upside- down hammerhead on lot one, Curtis Martel's house lot driveway. Greg said that would mean that the fire truck would have to back down to Martel's driveway from Lot 3 at the top of the hill. Stuart said that the turn-around or hammerhead could not be used as a driveway. The board thought that would not work, especially in icy road conditions. John March said that this is really the only place they could put the turn-around. The top of lot 3 did not have room for the turn-around, and was very steep. Stuart said that the Planning Board could not approve the subdivision without a turn-around or hammerhead. Curtis Martel said that he would probably reconsider doing the subdivision. The Road agent looked at the road and felt that it was very steep, and he did not see any place for a turn-around or hammerhead, and the road needed work. The Planning Board told Curtis that he could go and see the Fire Chief and have him look at it. John and Curtis thanked the Planning Board for the information.

Next on the agenda, James Everett Voluntary Merger of two lots off Abanaki Trail and Reservoir Road. Greg Jencks made a motion to approve the Voluntary Merger for James Everett. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, William R. Fitts, Jr. and Jane Streeter for a Voluntary Merger of two lots off Spring Hill Road. Charles Brosseau made a motion to approve the Voluntary Merger for William R. Fitts, Jr. and Jane Streeter. Tim Scanlon seconded the motion. The Planning Board voted in the affirmative, unanimously.

The Planning Board adjourned at 7:30 PM.

Respectfully submitted,

May Brosseau  
Planning Board Clerk

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