

TOWN OF CAMPTON
PLANNING BOARD WORK SESSION NOTES
DECEMBER 4, 2018

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, Brian Pratt from Fuss & O'Neill Engineering firm from Manchester, NH, and Scott W. Schubert from Anagnost Companies. The Dunkin Donuts of 3 Tower Road is owned by Anagnost Companies of 1662 Elm St. Manchester, NH. Brian Pratt said that the Anagnost Company proposes to retain the Dunkin Donuts building, parking and circulation and add a 5,000 square foot retail building with associated parking, loading, dumpster and circulation. Brian said that the NH State Liquor Store, now in the Campton Plaza, will be moving to this location by Dunkin Donuts. Brian said that the building will be around 5,000 square feet, it is smaller than most of the liquor stores. They gave the Planning Board copies of an Existing Conditions Plan, Site Plan and Grading, Drainage and a Utility Plan. Brian said the elevation would be the same as Dunkin Donuts and they have done test pits and the soil is sandy. They will provide the board with a run-off analysis. Stuart wanted to know if they will have a filtration system. Brian said that it would be a deep sump system, and they will have six-month inspections. Stuart said the building set-backs look good, and there is access all around the building. Brian said that there would be an eleven-foot green belt area, and a ready rock retaining wall. Chris Kelly said that the flow looks good, but would like to see more parking spaces. The board is concerned about not having enough parking spaces. Brian said that they have 10 stacking spaces for the drive thru. As the Planning Board and Brian went over the plan, they were able to come up with 5 to 6 more parking spaces. Stuart wanted them to look over the zoning, for the greenbelt area, windows, pitched roof, lighting and the landscaping plan. Brian said they have reviewed the zoning and they have an architect working on the landscaping plan. The Planning Board thinks this is a good use of the property. Brian said that they would be back for February Work Session.

Next on the agenda, James Narem interested in the Homer property off Ellsworth Hill Road. James said that they are in the process of forming a partnership of three individuals, Charles Coleman, James Narem, and Henry Hyde to purchase 462 Ellsworth Hill Road, known as the Cascade Lodge. We are proposing to make improvements to the property which we seek guidance from the Planning Board. James said that they would like a possible conversion of 1600 square foot existing post and beam barn to Detached Accessory Dwelling Unit as a grandfathered structure. James said that they would want more square footage than the allowed 900 square feet. Stuart said that is what is allowed, they could try for a variance. James said that they would need a small office, no traffic, no signs, no employees. They are trying to figure out where the living quarters will be and the office. They also want a 3 -bay enclosed garage and a covered parking structure, pole building over asphalt near entrance bridge across from the house for up to six cars. The Planning Board told him that it would be a good use of the property, if they can figure out the housing. They do not want to use the house as it needs a lot of work, so they might work on the Bunk House and the apartment over the post and beam barn. Jim said that he would go back and talk with his partners and get back to the Planning Board.

Next on the agenda, FEMA letter regarding some discovery meetings scheduled for December 11, 2018. They are working on a Model Floodplain Management Ordinance to assist communities in New Hampshire in developing an ordinance that incorporates the minimum federal regulations governing community participation in the national Flood Insurance Program (NFIP) and state floodplain regulations regarding development in a special flood hazard area (SFHA). While the NFIP minimum regulations have not changed, this model version more clearly identifies these regulations and makes them more understandable to both community officials and property owners. The town will send two people to the discovery meetings December 11, 2018.

The Town of Plymouth is working on a Site Plan Review for Market Basket coming to Plymouth, On Tenney Mountain Highway. Plymouth Planning Board is looking for feedback from the Surrounding towns. Campton Planning Board will send a letter of support for Market Basket.

The Planning Board adjourned 9 PM.

Respectfully submitted,



May Brosseau

Campton Planning Board Clerk

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