

TOWN OF CAMPTON
PLANNING BOARD WORK SESSION
MINUTES
OCTOBER 4, 2016

The Planning Board met this date with Stuart Pitts, Chairman, Chris Kelly and Harry Hughen, Alternate.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, Bruce Bond of 443 NH Route 49 has an inquiry of a proposed golf range facility. The golf driving range construction requires a minimum of 15 acres to host 20- 25 driving stations with additional acreage required for construction of the contemplated second phase, a miniature golf course. The facility will be lighted to provide maximum use throughout the recreational season (May through Mid-October) with netting surrounding the area to protect the surrounding area from golf balls. Bruce said that he is concerned with the water run-off and he would bring someone in to do a study of the topographical and grading potential of the property. Cheryl McHale wanted to know about the Commercial Zone and how far back it went. Stuart Pitts said that the commercial zone is 500 feet back from Route 49. Bruce said that 20 acres of the property is in Current Use. Stuart said that they do not allow mixed use, so the house could be subdivided off for residential use and the golf range would be in the commercial use. Chris Kelly said that would resolve the mixed use issue. The Planning Board went over the road standards with Bruce Bond, Louise Coretti and Cheryl McHale. Chris Kelly said that they need to come up with a preliminary plan with topographical and grading, and bring it to a Planning Board Work Session. Chris said that he thinks it is a good concept. Stuart Pitts added that he wanted engineering information shown on the preliminary plan. They thanked the Planning Board for the information and they would be back with a preliminary plan to a Work Session.

Next on the agenda, Robert Oaks for an inquiry regarding a basement apartment in his home. Mr. Oaks came in to talk to the Planning Board about an apartment that he has in his basement. The Planning Board told him that an in-law apartment is permissible currently, as long as it meets the zoning requirements and septic regulations. Mr. Oaks said that he has a four bedroom septic system. Stuart told him that the state has approved a bill (Senate Bill 146) that will allow Accessory Dwelling Units. This bill takes effect in June 2017. The Planning Board gave him a copy of the Senate Bill 146 along with his assessment card. Mr. Oaks thanked the Planning Board for the information.

The Planning Board went over the Senate Bill 146 and started working on some amendments to the zoning that they would like to present in March 2017. The Owl's Nest is having an update on the resort development plans, and have invited the Planning Board to attend, Oct. 9th 4-6 PM. Stuart and Chris said that they would try and attend.

The Planning Board adjourned at 8:15 PM.

Respectfully submitted,



May Brosseau
Planning Board Clerk