

TOWN OF CAMPTON
PLANNING BOARD MINUTES
JANUARY 12, 2016

The Planning Board met this date with Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, Chris Kelly, Tim Scanlon, Harry Huguen, Alternate, Jay Pafundi, Alternate and Peter Laufenberg, Ex-Officio.

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, the minutes of the December 8, 2015 Planning Board meeting. Charles Brosseau made a motion to approve the minutes for the December 8, 2015 Planning Board Meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Next on the agenda, the Work Session notes for the January 5, 2016 Planning Board meeting. Charles Brosseau made a motion to approve the Work Session notes for the January 5, 2016 Planning Board meeting. Chris Kelly seconded the motion. The Planning Board voted in the affirmative, unanimously.

Stuart Pitts opened the **Public Hearing** on the proposed amendments to the Campton Zoning Ordinance at 6:45 PM. The two amendments are:

1. To update the references to the Town of Campton Flood Plain Hazard Boundary Map from April 6, 1986 to February 20, 2008
2. To amend the allowed uses in the Forest Conservation Zone to allow multiple family dwellings as a permitted use so long as they conform to the requirements of the zoning ordinance.

Jane Kellogg wanted to know what the reason was that the Planning Board wanted to make this change to the Forest Conservation Zone. Jane read from the Zoning Ordinance, Forest Conservation Zone, Page 41 Section J:

1. Permitted uses are forestry, agriculture, single family dwellings. Multiple family dwellings and recreational camping parks are not allowed.

Charlie said that since this Forest Conservation Zone was approved in 1987, families have changed and we find that many families are taking care of their elderly parents, and young people are moving back in with their parents. Families now have to add on apartments to accommodate the needs of their family members. There have been a lot of people asking about this. Stuart said that it would be minimal impact on a piece of property and the density requirements would not change. Chris Kelly said that people have already been doing it. Greg said that we are just working on the Multiple Family housing. Willis Merrill asked a question about the density. Stuart said that in the Forest Conservation Zone is a three acre minimum lot size, per unit. If you have six acres you could have two units. Jane said that they allow for a Special Exception that would be submitted to the Zoning Board of Adjustment. Charlie said that before the application for Special Exception may be approved, the Board of Adjustment must find that the project meets the requirements set forth in Article VIII, Section B of the ordinance.

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Charlie did not favor giving the Zoning Board of Adjustment the decision. Chris Kelly said the Planning Board is looking at this as a fix.

The Planning Board has been looking at the zoning, along with the town attorney and we will be working on some changes next year. As an example the board will be looking at some of the definitions in the zoning, and also the sign ordinance. Stuart said that the language is getting Very technical, and we are keeping a file of the attorney's recommendations.

The Planning Board adjourned at 7:15 PM.

Respectfully submitted,

May Brosseau
Campton Planning Board Clerk