

TOWN OF CAMPTON
PLANNING BOARD PUBLIC HEARING
ZONING AMENDMENTS
JANUARY 19, 2018
Minutes

The Planning Board, Stuart Pitts, Chairman, Greg Jencks, Secretary, Charles Brosseau, and Chris Kelly met this date for a Public Hearing on Zoning Amendments for the March 2018 Town Meeting.

Stuart opened the Public Hearing at 5 PM. The Planning Board has a map presentation of the different areas of town to show the different zones. Ron Reynolds will do the presentation.

Stuart started the Public Hearing with the discussion of the first amendment,

Amend Article IV- A-13 General Provisions-

To be revised as follows: Nonconforming industrial or manufacturing uses within the Town including specifically, the Draper Division of North American Rockwell, Campton Sand and Gravel, and Persons Concrete, shall be allowed to continue industrial and manufacturing activities, and may be changed to other industrial and manufacturing activities by special Exception and may not be expanded on property owned by said businesses and their assigns at the date of adoption of this ordinance and contiguous and appurtenant to said industrial operations except by Special Exception.

Special Exception: Must conform to existing Light Industrial Zone requirements.

Stuart said that this addresses the use, amended to allow Manufacturing and Industrial use with a Special Exception. Marsh Morgan asked about a size limit for a commercial building. Stuart said that a size limit was in the Site Plan Regulations, but it has been changed to no limit on size.

Amend Article III-B-4 Zoning Districts – Add J

J. Campton Town Center Overlay Zone-

Campton Town Center Overlay Zone Regulations are in conjunction with specified existing commercial Zone regulations. The more stringent regulations shall apply.

The Campton Town Overlay Zone shall consist of: The Commercial Zone

- Route 175: from the watering trough at the Junction of Route 175 with the Upper Mad
- River Road to the Thornton Town Line on the North.
- Upper Mad River Road to the Thornton Town Line
- Osgood Road
- Old Waterville Road
- Vintinner Road
- Six Flags Road
- Depot Street

The Planning Board discussed the Campton Town Center Overlay Zone requirements.

- General Design
- Facades and Rooflines
- Materials
- Landscaping
- Fencing
- Lighting
- Parking
- Accessory Use
 1. Mixed Use: Shall be allowed in the Overlay Zone
 2. Residential Use: Shall be limited to 2 residences per acre in the overlay Zone
 3. Accessory Structures: Shall not be readily visible from the traveled way

Sue Preston asked if you could have a home business in the Overlay Zone. Stuart said that you can have a home business in this zone. Stuart and the board discussed that years ago a Veterinary's Clinic wanted to buy a house on Main Street and put an office, and it was in the Residential Zone, so they went to Ashland. If the Overlay Zone passes they would be able to put in the Veterinary clinic. Stuart said that we would like to see, a Doctor's Office and an Attorney Office. Carol Lenahan asked about the set-back for the Commercial Zone on Owl Street. The board told her that it was a 500 foot set-back until it met the Resort Residential Zone. Carol also asked about being more specific on the materials. Stuart said no, that is something done under Site Plan Review. Marsh Morgan asked if the landscaping would be maintained. Charlie Brosseau said it was under D. Landscaping – 3 Buffers are to be installed and maintained to provide attractiveness, privacy and noise reduction to neighboring properties readily visible from road way. Chris Kelly said that we tried to word this like you had told us. Jane Kellogg asked about - H. Accessory Use:

3. Accessory Structures: Shall not be readily visible from the traveled way? Jane wanted to know what Structures. Stuart said dumpsters, sheds etc. Chris said that this was brought to the Planning Board's attention from our meetings. Jane Kellogg said that she feels that this language is protective and without it she would be concerned. Sue Preston said that the Planning Board is our defense. Martha Hulsman asked if this language for the Campton Town Center Overlay Zone helps. Chris Kelly said that it does, and gives us more of a start. Jane Kellogg said that as a community member she appreciates that the Planning Board worked on the requirements for the Campton Town Center Overlay Zone. Dee Robitaille thanked the Planning Board for working with the citizens for the requirements for the Overlay Zone.

The Planning Board thanked everyone for coming to the Public Hearing.

Respectfully submitted,

May Brosseau
 Planning Board Clerk

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