

TOWN OF CAMPTON
PLANNING BOARD
PUBLIC HEARING
FEBRUARY 21, 2018

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

Stuart Pitts opened the Public Hearing for the Zoning Amendments at 5:30 PM.

First on the agenda Stuart explained that the Town Attorney changed some of the amendments and told the board that we could not name any specific areas in town or that would be spot zoning.

Stuart started out by explaining we have four basic amendments on the ballot. The first Zoning Ordinance amendment question, Amend Article IV- A-13 General Provisions:

To be revised to read as follows: Nonconforming industrial or manufacturing uses within the Town 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 explained that Beebe River was originally zoned for wood products. Stuart and the Planning Board discussed the Light Industrial Zone requirements and the Special Exception.

The second Zoning Ordinance amendment question # 2.

Amend Article III -B-4 Commercial Zone. To be revised to read as follows: NH RT 175 from the intersection with Winterbrook Road on the South to the Thornton town line. Also, to include all land North of Junction NH 175 and Route 49 and East of NH 175 to West side of Rt. 49 existing Commercial Zone. Mad River Road, Osgood and Old Waterville Road.

The Planning Board answered questions about the expanded Commercial Zone.

The Third Zoning Ordinance amendment question #3.

Amend Article III – Zoning Districts- Add J

J. Campton Town Center Overlay Zone-

1. The purpose of the Campton Town Center Overlay Zone is to enact requirements for new and change of use development that balances new businesses and rural small-town Tax base to Campton with the commitment to preserving the historical character of the town. Campton Town Center Overlay Zone regulations are in conjunction with specified existing commercial zone regulations. The more stringent regulations shall apply.
2. The Campton Town Center Overlay shall consist of: The Commercial Zone, with the exception of Route 3 from the Thornton town line on the North to the Plymouth Town

Line on the South plus additional areas as follows (500 feet from centerline of roadway as provided in the Commercial Zone:

- Route 175: from the watering through at the Junction of Route 175 with the Mad River Road to the Thornton Town Line on the North. (Tax Map 4)
- Mad River Road to Thornton Town Line.
- Osgood Road.
- Old Waterville Road.
- Vintinner Road.
- Six Flags Road.
- Depot Street.

3. The Campton Town Center overlay Zone requirements:

General Design:

Buildings shall be designed to blend in. They shall match the local physical and architectural culture in terms of scale and elevation. The façade of a building shall include windows, which, whether functional or not, shall be designed to scale of the building in keeping with the rural small -town nature. The facade of the building shall be either the decorative side of the building and/or any side of a building. The Planning Board discussed the landscaping, Lighting, and 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.

The fourth Zoning Ordinance Amendment question # 4

Add definition of Mixed Use – Shall be combined residential and office/retail use on a single lot.

Stuart said that these amendments are a response to what people have been coming to the Planning Board and asking about for years. The Planning Board is trying to address the appearance and to have a better process for the Site Plan Review. The zoning currently states that you can have only one use on a property. The town has many areas in Campton that have had mixed use, example the Campton Plaza has stores and apartments. This amendment addresses the mixed use, residential and office/retail use on a single lot. Real Estate agents have come the Planning Board over the years for customers who wanted to put a business in the Overlay Zone, but it would be considered mixed use. Some of people at the public hearing had questions about the character of the neighborhood changing if the upper Mad River Road and Main Street became Commercial. The Planning Board said that most of the lots are small, grandfathered, and have no public utilities. The majority of the people that came to the public hearing said that they were in support of the Overlay Zone and the amendments.

Page 3

In closing, the Planning Board stated that if people do not like the Zoning Amendments they can Vote No, and nothing will change.

The Public Hearing for the Zoning Amendments closed at 7:30 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "May Brosseau".

May Brosseau

Planning Board Clerk