

Town of Campton
Planning Board Work Session Minutes
September 21st 2020

Board Attendees: Stuart Pitts, Chair, Chris Kelly, Bill Cheney, Ex-officio, Floyd Wilkie, Rita Sebastian, Alternate, and Jack Letvinchuk, Alternate

Public Attendees: None

The Planning Board opened the meeting at 6:30 PM.

First on the was correspondence. The Board determined that they were too busy with the Zoning Ordinance review and decided to start with item 2.

Next on the agenda was the review of the draft Zoning Ordinance side by side with the current Zoning Ordinance. The Board proceeded through the draft ordinance line by line. The goal was to make sure cut and pasted information from the original was correctly transferred. The Board was also looking for any additions and subtractions; making sure that any changes did not alter the intent of the specific provision of the ordinance.

The first major conversation revolved around the breaking out of two-family dwellings from multifamily dwellings. The Board was confused why this distinction was made. They looked to see if they treated two-family homes any different and could not find any specific instances. They agreed to keep multifamily dwelling as meaning two or more and decided to speak with the Consultant to keep that the same.

The next major conversation was the distinction between “Municipal Waste System” and “Municipal Water System” versus the Consultant’s suggestion to replace municipal with public. The Board discussed the merits of making that change, but leaned toward keeping it the same as they wanted the town to be involved when a major system was developed in the town.

The “Wetlands” definition had been altered and highlighted by the Consultant. The Board read the changes that were made to the definition as well as the comments that were included by the Consultant. They generally agreed when they determined that this change was being made to update the language to the most recent State definition. They agreed to ask the Consultant about it to make sure they are clear about the change.

The next significant topic of discussion was the organization/order of zones. The Board discussed this at some length and tried to understand how the Consultant had organized the order of the zones. There was a suggestion to place the Rural Residential Zone the second to last on the list because the description of the zone talks about the remaining land. The thought process is that once all the other zones are described the Rural Residential Zone will be the remaining land.

Home occupation was a popular topic. The Board was pretty happy with what the Consultant had offered for a suggestion, but they wanted to try and clarify the fact that direct family members do not count as employees. They also wanted to stress that these businesses needed to be owner occupied.

The next topic was room rental for Bed & Breakfast and the question of who was responsible for approval. The Consultant pointed out that in the B&B paragraph there was a mention of “only in an approved” B&B. The Consultant’s question was who gave the approval. The Board talked about a mention from the former fire chief of some State codes. The Board agreed to look into the State code governing B&B’s and to have a discussion with the Consultant about it.

The next comment from the Consultant that garnered some attention was regarding open space between buildings. The Board discussed the intent of that regulation and whether it was meant for actual green space or just distance between buildings. The intent was thought to be the access for fire equipment and firefighting reasons. The Board generally agreed that they type of space didn’t seem to matter, just that there was enough space between the buildings.

The final topic that was discussed was a paragraph in nonconforming uses that dealt with grandfathered light industrial uses. The Board was discussing the change that the Consultant made. They talked about what the original intention of the provision was versus what is actually written. The Board agreed to talk with the Consultant about the changes made to that provision and see if they can keep it as it was written.

The Board decided to stop before reviewing the sign ordinance.

The meeting was adjourned at 9:30 pm

Respectfully submitted,

Corey Davenport

Planning Board Clerk