

Town of Campton
Planning Board Regular Meeting Minutes
November 2nd 2020

Board Attendees: Stuart Pitts, Chair, Chris Kelly, Greg Jencks, Tim Scanlon Floyd Wilkie, Rita Sebastian, Alternate, and Jack Letvinchuk, Alternate

Public Attendees: Tara Bamford

The Planning Board opened the meeting at 6:32 PM.

The first item on the agenda was correspondence. The clerk informed the Board that the State had emailed the town in regards to making sure that the Flood Plain section in the Zoning Ordinance was up to date with any changes. The Board informed the Clerk that this was common and no major action was needed.

The next item on the agenda was a review of the second draft of the Zoning Ordinance. The discussion started with the topics that were provided in the email from Mrs. Bamford (consultant). The Board agreed that they would like to change “normal channel” to “ordinary high-water mark”. They then started to discuss the issues that were related to the second part of the email, which offered ideas in regards to regulating recreational vehicles (RVs). There was a discussion about tiny homes and building codes. The Consultant informed the Board that the State is working on updating their codes. The recommendation was to wait for the State building code to be updated. The Consultant told the Board that they would be able to talk about RVs when it came up through the Zoning Ordinance review.

The Consultant started bringing the Board through the definition section and highlighted any changes that were made. There were a few minor changes made to the definitions section that weren't really contested. A few short conversations about semantic and grammar were had regarding the cluster lot and municipal waste water system definitions. After some discussion the Board agreed to stick with what the consultant had offered for suggestions.

The next section that was talked about was the zoning districts. The Consultant had rearranged the order of the districts so that it was clear which zones were on top of which. The Board had no issues with the reorganization of the zoning districts. The next major topic of discussion was the inclusion of a general provision stating that cluster developments are permitted. The Board was wondering why this was added. The Consultant told the Board that they had told her that cluster lots were allowed in all zones and this was an appropriate place to put it. The Board also had a concern that the language was too broad. The Board asked if the Consultant could include language that pointed a reader to the section that describes cluster lot development. The Consultant agreed that that would make it clearer and agreed to make the change. There was some discussion about Bed and Breakfast in regard to the number of rooms to occupants. After some back and forth the Board decided to leave the section as it was written with the consultants' changes.

The next section that had some significant discussion was the Overlay Zone. The Consultant was unclear about the wording of the façade and landscaping requirements. The Board explained their reasoning and the intention of those sections. The Consultant tried to explain her confusion with the wording and wanted to see if it could be cleared up. The Board indicated that they were aware the meaning of those sections and thought they were fine. The Consultant was agreeable to leave those sections alone as long as the Board knew the intentions of those sections.

The next several pages were devoted to changing some simple wording along with reorganizing a couple requirements that seemed to have been placed in the wrong spot. The Consultant informed the Board that she moved these sections to the Light Industrial Zone where they seemed to belong. The Board agreed with her assumption once they have read the two requirements.

The next section of major discussion was regarding non-conforming uses and lots. The Board looked at the section added by the Consultant. There was some discussion if there was a need for that section. The Board thought that there shouldn't be many or any lots that will be affected by that description. The Board finally agreed that including a section on non-conforming lots should not cause any issues.

The sign section of the Zoning Ordinance was the next area of major discussion. The Consultant pointed to some language in the sign section that refers to angles of signs with more than one side. The Board read the section in question and also had some difficulty visualizing what was being described. The Consultant and the Board worked through a couple different variations that allow for an easier requirement to visualize without altering the intent. The Consultant was able to come up with an option to change a few words and remove a few that were adding confusion. The Board agreed that the new language was easier for the citizens to understand. The next area of discussion was in regards to the process of obtaining a sign permit. The Consultant was unsure about the actual process about how someone goes through the process of obtaining a permit. The Code Enforcement Officer made it clear that he did not give out permits, that they were obtained from the office and signatures were required from a majority of the Selectmen. The Board discussed the actual process with the code enforcement officer and it was determined that it should say that the Selectmen are the authority for sign permits.

The final topic of discussion was the section for the Zoning Board of Adjustment. The Board took some time to read through some of the suggestions and was pretty happy with what was written. Chris Kelly said they would get a hold of the ZBA chair and have her review this section. The Board thought that would be a great idea. Chris told the Board that he would bring in any suggestions at the next meeting (Wednesday November 5th). The Consultant agreed to join the meeting on the 10th of November to receive any further feedback and schedule the first public hearing for the Ordinance.

The meeting was adjourned at 8:43 pm

Respectfully submitted,

Corey Davenport
Planning Board Clerk