

TOWN OF CAMPTON  
PLANNING BOARD  
APRIL 4, 2017  
WORK SESSION NOTES

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

Stuart Pitts opened the meeting at 6:30 PM.

First on the agenda, Matt Albee for an inquiry of a disc golf course. Matt told the board that he wants to put a disc golf course on his property on 5 Town Pound Road, which has 9 acres. Disc golf is a game in which a plastic disc is thrown into each of a series of metal baskets situated on an outdoor course, the object being to complete the course using the fewest possible throws. Matt says that his timeline is finish cutting and clearing fairways by the end of April. He would like to open the course in the beginning of May. The course will be open dawn to dusk, and the course will close for the season on the first snow. The estimated charge will be \$5.00 per round, and \$8.00 for the day. He will provide an honor system box for the fees. The parking will be at the end of the dead end, just off the pavement. It will be called the White Mountain Disc Golf Course. Stuart said that this will be a Site Plan Review, and it is important that with the parking you do not block the road for emergency access. Chris Kelly said that you should provide a map for the parking. Chris also said that if you make changes down the road, you need to come back to the Planning Board. Matt thanked the board, and he will pick up the application for the Site Plan Review.

Next on the agenda, Kelly Weiser presented the board with some ideas for overlay zoning, which was discussed at the last meeting. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area. Kelly and the board discussed that the zoning provisions have a clear guidance to both property owners and the governing body charged with approving proposals. Stuart said that zoning requirements must be applied equally over all properties within the district. Kelly said that they need a name for the overlay district. Stuart suggested the Town Center and everyone liked the name.

There are three basic steps to creating an overlay district:

1. Define the purpose of the district.
2. Identify the areas that make up the district, Part of the Commercial Zone plus additional areas
  - 175: Thornton Town Line to Winterbrook Road
  - Route 49: from junction with US Rt 3 to Thornton
  - Owl Street
  - Mad River Road to junction with Old Waterville Road
  - Old Waterville Road
  - Cross Street
  - Osgood Road
  - Southmayd Road
  - Tower Road

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- Vintineer Road
- Six Flags Road
- Depot Road

Kelly Weiser presented these areas for the overlay district to the Planning Board to consider. Some of these are already in the Commercial Zone.

3. Develop specific rules that apply to the district

The Design of the buildings and architecture were discussed along with the setbacks and building materials. Stuart said that we mostly a bedroom community. Kelly Weiser said that she was working on a project in Vermont for solar, and wondering if that business would work in our area.


Carol Lenahan asked if we had a business development committee in Campton. Chris Kelly said that we do not have a business committee. We used to have a business committee several years ago.

Everyone agreed that we need to attract more business to Campton. The landscaping and the lighting were discussed. Chris Kelly said that we need to draw people to our area.

Stuart said that we need to have more specifics on the façade of the building. The front and the building Materials need to be specific. The meeting was very productive and everyone is in agreement that the overlay zoning is needed, and we need to promote more business to come to Campton. We will have Another Work Session in May.

The Planning Board adjourned 7:45 PM.

Respectfully submitted,



May Brosseau  
Planning Board Clerk

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