

Town of Campton
Planning Board Regular Meeting Minutes
November 17th 2020

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

Public Attendees: Tara Bamford

The Planning Board opened the meeting at 5:00 PM.

The first item on the agenda was a review of the Zoning Ordinance corrections. Tara Bamford was present to explain her reasoning and have a conversation with the Board about her alterations. The consultant asked for any feedback from the Board in regards to general comments. The Board asked if the list of amendments could reflect the new page numbers. Tara said that she had not planned on changing those article and section numbers. She told the Board that the breakdown they have on the Zoning Ordinance is not a common thing in most ordinances. The Board told her that they like having a breakdown of historical additions to the ordinance. Tara suggested that the Board consider replacing the old section locators with the new ones, rather than using the page numbers. The Board was happy with that suggestion and agreed to make that change.

The next topic of major discussion was around the River Corridor Protection Zone and the addition of the new language of “ordinary high water mark”. The conversation revolved around the actual distances that are allowed in the zone. The Board questioned whether the current setback of 50 feet was too close to the ordinary high water mark. A discussion proceeded regarding the old vs current state regulations. Some members assured others that any State requirement would supersede the town’s requirements as long as the town’s requirements were less stringent. The Board asked the Clerk to research the number and make sure the ordinance was in line with what they State’s regulations were. The Consultant reminded the Board that a change in setback would be beyond the scope of the current project, which is to clean up and reorganize the current ordinance. The Board agreed to move forward with what is currently written.

There were several small discussions about various places with punctuation corrections. The next major topic that was taken up was more clarification about “Sign Surface Area”. One member thought it was a little bit wordy and wanted to delete a repetition of “2 or more sides”. The remaining board members and Consultant agreed that removing one of the two phrases would change the meaning of the section. It was agreed upon that this section would not be changed.

The final point of discussion was in the ZBA section of the Zoning Ordinance. The Board found it a bit odd to add “and” to the list of requirements for a variance. The Consultant assured the Board that this is a common practice that indicates that the individuals must meet all requirements listed and not just a couple. Some members on the board were not convinced and

thought that the addition was more confusing than helpful. The Board as a whole eventually agreed to keep the changes made as the addition did not change anything.

The Board was happy with the draft that was presented and thought that it was good to move forward to a public hearing. A motion was made to take this draft forward to a public hearing scheduled for December 8th 2020 at 6:30 pm by Greg Jencks, seconded by Chris Kelly. The motion passed unanimously.

A motion to adjourn by Greg, seconded by Chris. The meeting was adjourned at 5:43 pm

Respectfully submitted,

Corey Davenport
Planning Board Clerk