



PLAN NH
Visioning *for* Sustainable Communities



Campton Charrette

September 15-16, 2023



Agenda

- Who is Plan NH?
- What is a Charrette?
- Meet the Team
- Project Area Overview
- What We Saw
- What We Heard
- Recommendations
- Q&A



Who is Plan NH?



- 501(c)3 organization founded in 1989
- *Vision* of healthy and vibrant communities across the State
- *Mission*: to foster excellence in planning, design, and development of New Hampshire's *built environment*
- *Strategy*: to share information and inspiration for how community design and the built environment can contribute positively to where we live, work, and play

What is a Plan NH Charrette?



- Listening and brainstorming session grounded in planning and design and focused on the built environment
- Two-day exercise utilizing an multidisciplinary team of volunteers
- Response to an application from a town or city and their identified design challenges

What is a Plan NH Charrette?



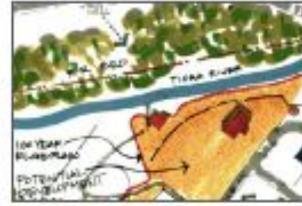
ALLENSTOWN 2011



ASHLAND 2011



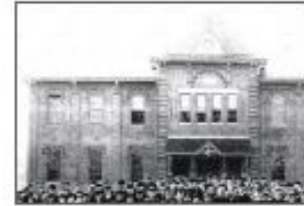
BARNSTEAD 2006



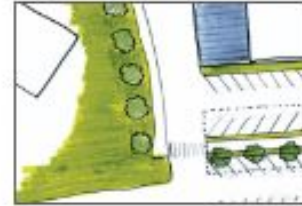
BELMONT 1996



BELMONT 2010



FARMINGTON 1998



FRANKLIN 1997



BERLIN-GORHAM 2002



BRADFORD 1998



BRISTOL 2008



BRISTOL 2018



CANAAN 2000



GREENFIELD 1997



GREENFIELD 2014



CANDIA 2003



CHICHESTER 2014



COLEBROOK 2010



DEERFIELD 2000



EXETER 2010



FRANKLIN FALLS 2006



GILMANTON 2000

What does the Charrette look like?

- Intensive 2-day schedule
- Day 1
 - Tour of the target area
 - Stakeholder meeting
 - Community input session #1
 - Community input session #2
- Day 2
 - Team work session
 - Final report out
- Post-Charrette
 - Final report provided to host community within 10-12 weeks



Who are our volunteers?

- Designers, planners, engineers, preservationists, and other related professionals
- Individuals passionate about the built environment and giving back to the Granite State
- Teams are built to meet the unique design challenges of the host community



“I love these small NH towns
and helping them thrive.”

-volunteer traffic engineer

Meet the Team

- Brian Pratt, Fuss & O'Neill
- Cassie Cashin, Nashua Regional Planning Commission
- Chadd Hippensteel, Juniper Hill Landscaping
- Chris Kennedy, MA+KE Architects
- CR Willike, NHDOT
- Dan Schandel, VHB
- David Bartsch, Bartsch Landscape Architecture
- Jeff Hyland, Ironwood Design Group
- Jodie Nazaka, City of Manchester
- Jordan Pike, HEB Engineers
- Kyle Barker, Barker Architects
- Lisa Burk-McCoy, NH State Council on the Arts
- Mike Simoneau, Fuss & O'Neill
- Randy Knowles, The Dubai Group
- Sue Cagel, UNH Cooperative Extension
- Tiffany Tononi McNamara, Plan NH

Why Plan NH came to Campton

January 2023 - The Town of Campton submitted an application to Plan NH for the Community Design Charrette Program

Campton is looking for village center-style improvements and increased walkability at the intersection of Routes 49 and 175 as well as improved safety conditions at that intersection and along Route 49 between I-93 and Route 49.

March 2023 - Plan NH Staff and Charrette Committee members met with Town representatives and conducted a site walk of the proposed target areas

September 2023 - Plan NH Charrette Team came to Campton for our 77th Community Design Charrette



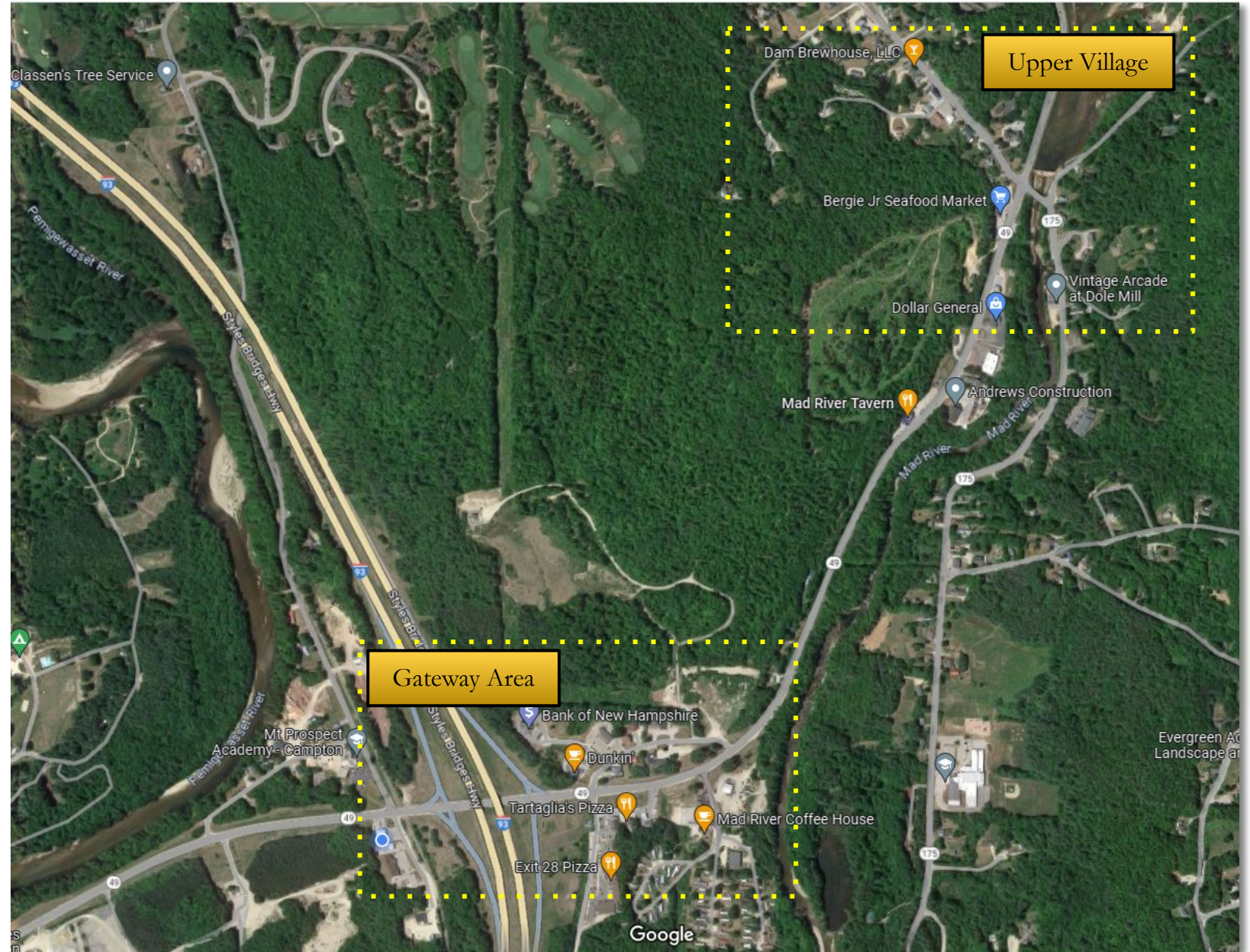
Project Areas

(1) Upper Village

(2) Gateway Area

Goal:

Improve usability & connectivity in and between the project areas while maintaining the unique character of Campton





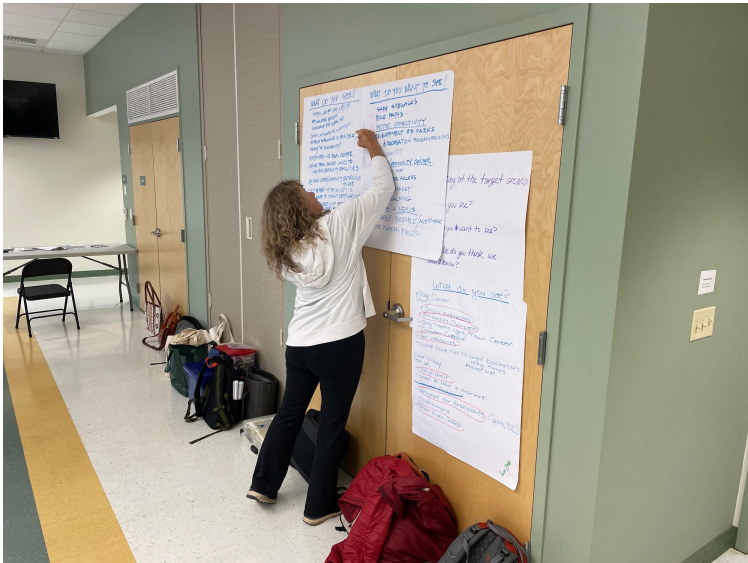
Gateway Area - Base Map



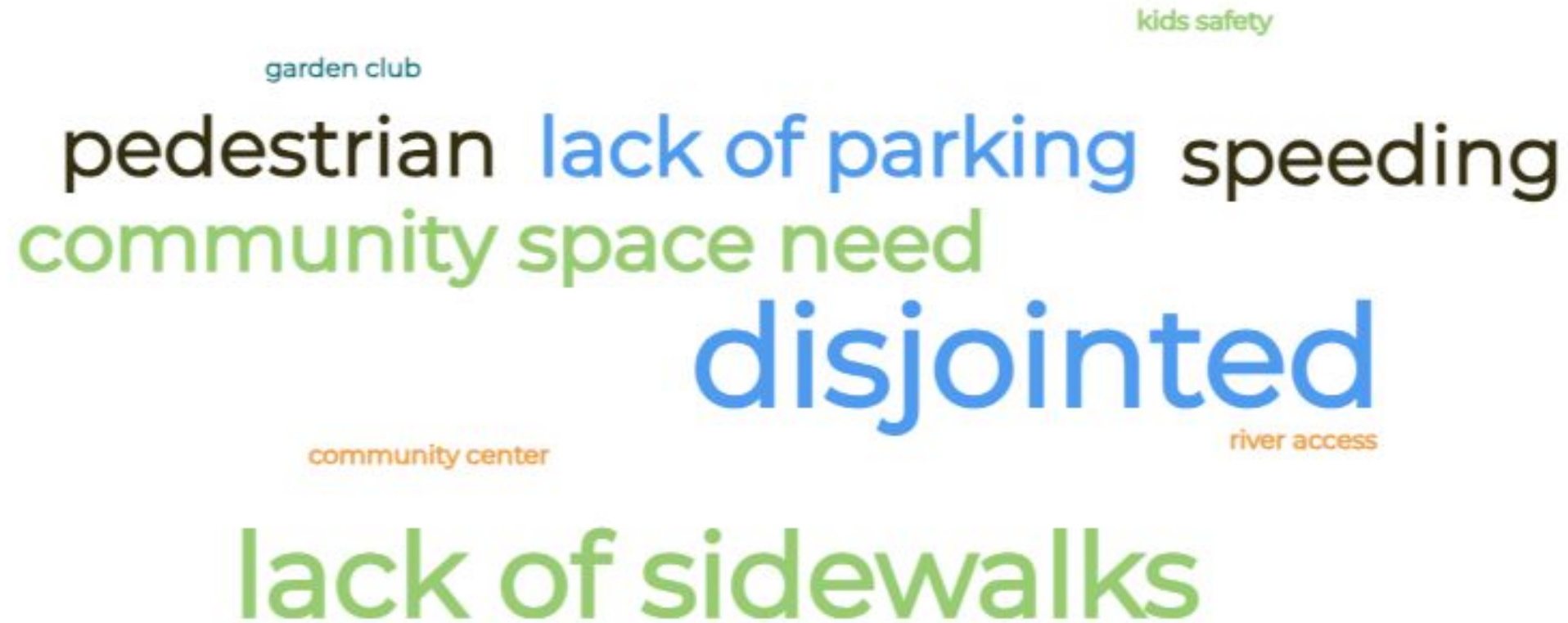
Team Site Walk



Stakeholder & Public Sessions



We asked: *What do you see?*



A word cloud of community issues. The words are arranged in a non-uniform, overlapping manner. The colors of the words are: 'garden club' (teal), 'kids safety' (light green), 'pedestrian' (black), 'lack of parking' (blue), 'speeding' (black), 'community space need' (green), 'disjointed' (blue), 'community center' (orange), 'river access' (orange), and 'lack of sidewalks' (green). The word 'disjointed' is the largest and most central.

garden club

kids safety

pedestrian lack of parking speeding

community space need

disjointed

community center river access

lack of sidewalks

We asked: *What do you want to see?*



We asked: *What else do we need to know?*

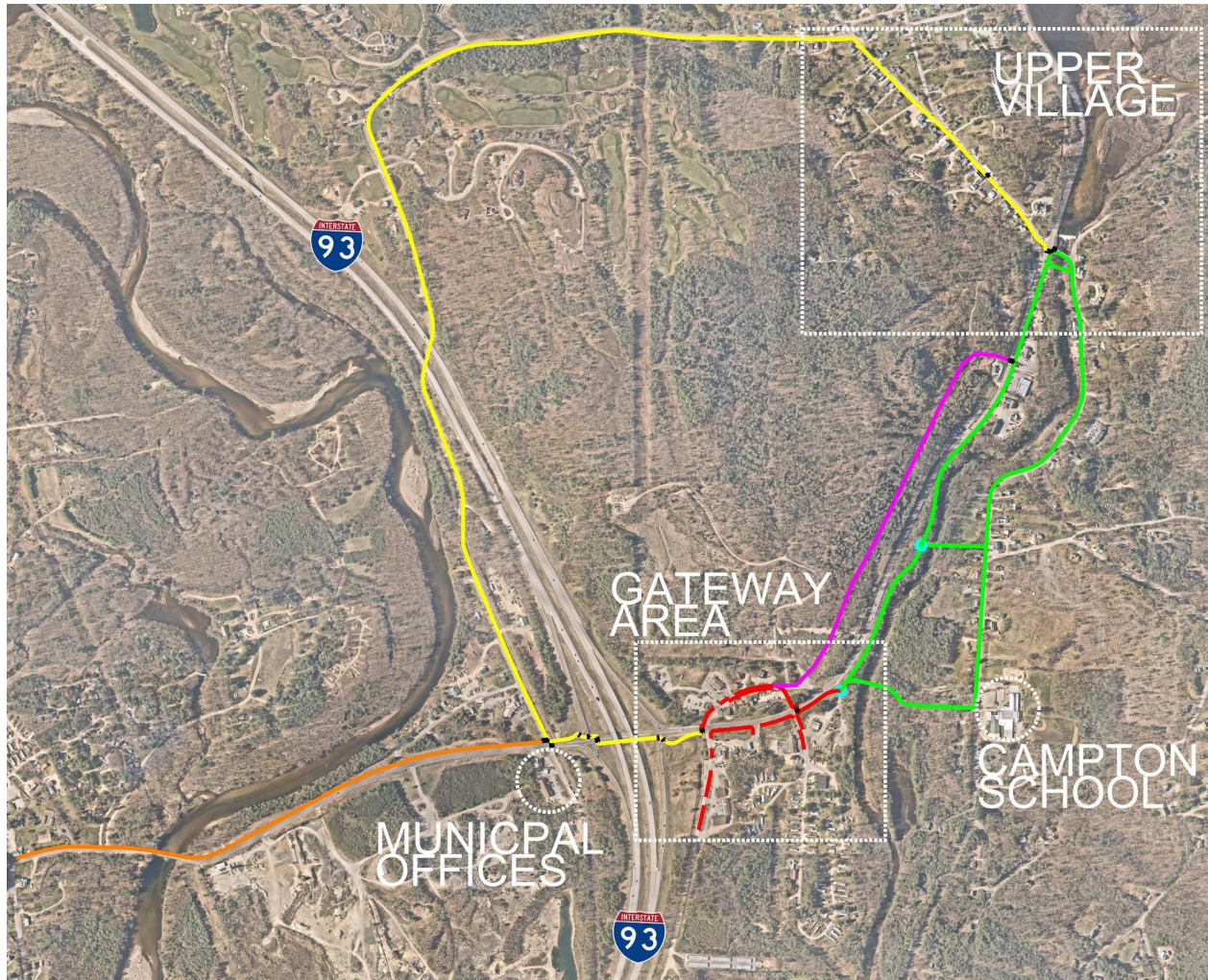
- “Connect Campton”
- Overall Desire for Cohesiveness
- Lots of Community Assets -
Very Spread Out
- More Community Events
- Youth Activities
- Business Need More Support
- Winter Road/Sidewalk Maintenance
Challenges
- What Funding/Grants are Available?



Recommendations



Connectivity Throughout Campton



Sidewalks and/or Recreation Trails Loop

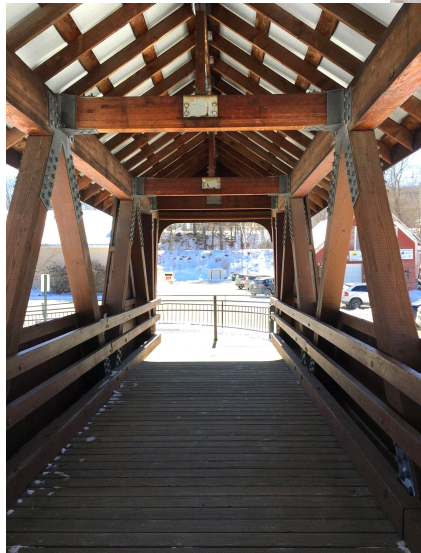
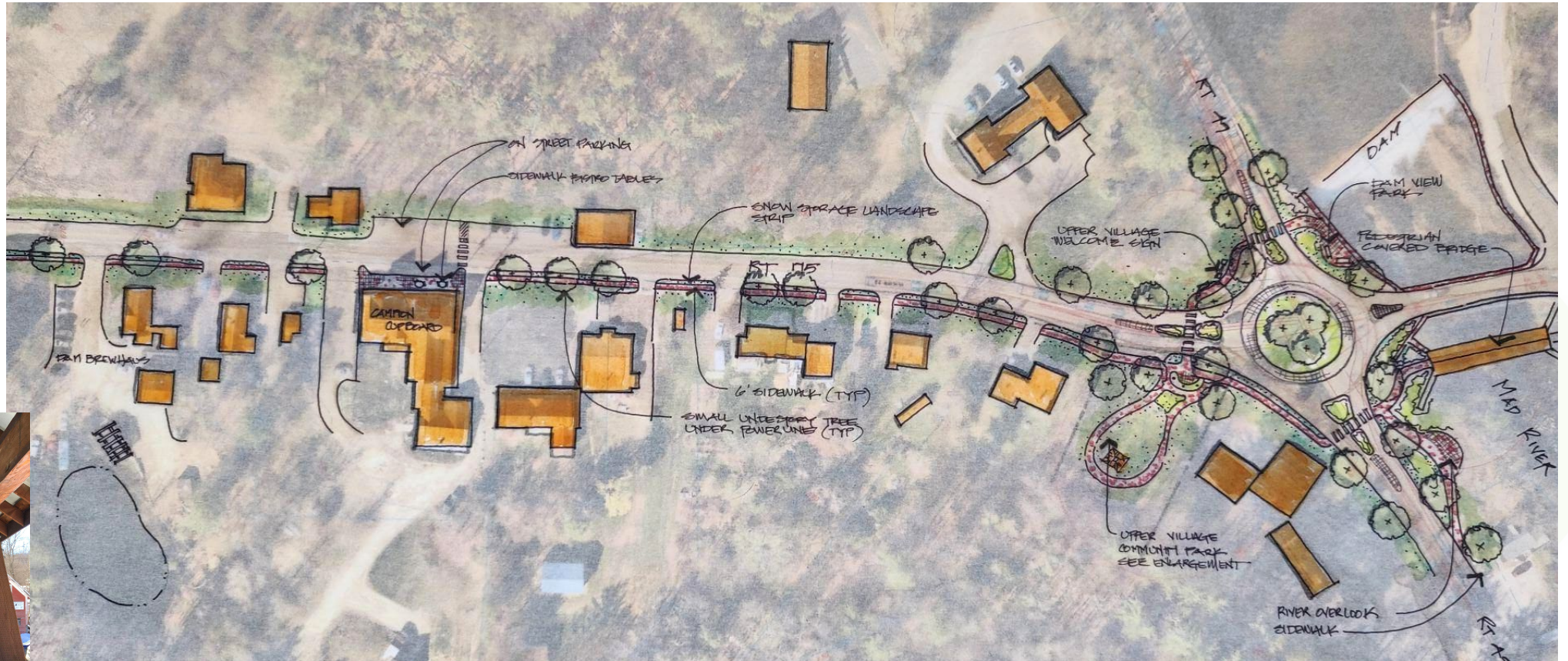
- Start at NH 175 Upper Village at dam
- Down NH 49 to Town Offices
- Town Office up Owl Street to NH 175
- NH 175 Upper Village back to dam

Connectivity Throughout Campton

District 1	(Thur)			ROOM City Council Chambers
Councilor Joseph Kenney	9/21/2023	Laconia	4:00 PM	45 Beacon Street East Room 200A
District 1	(Thur)			Tilton Police Department
Councilor Joseph Kenney	9/21/2023	Tilton	7:00 PM	Emergency Operations Center Meeting Room 45 Sanborn Road



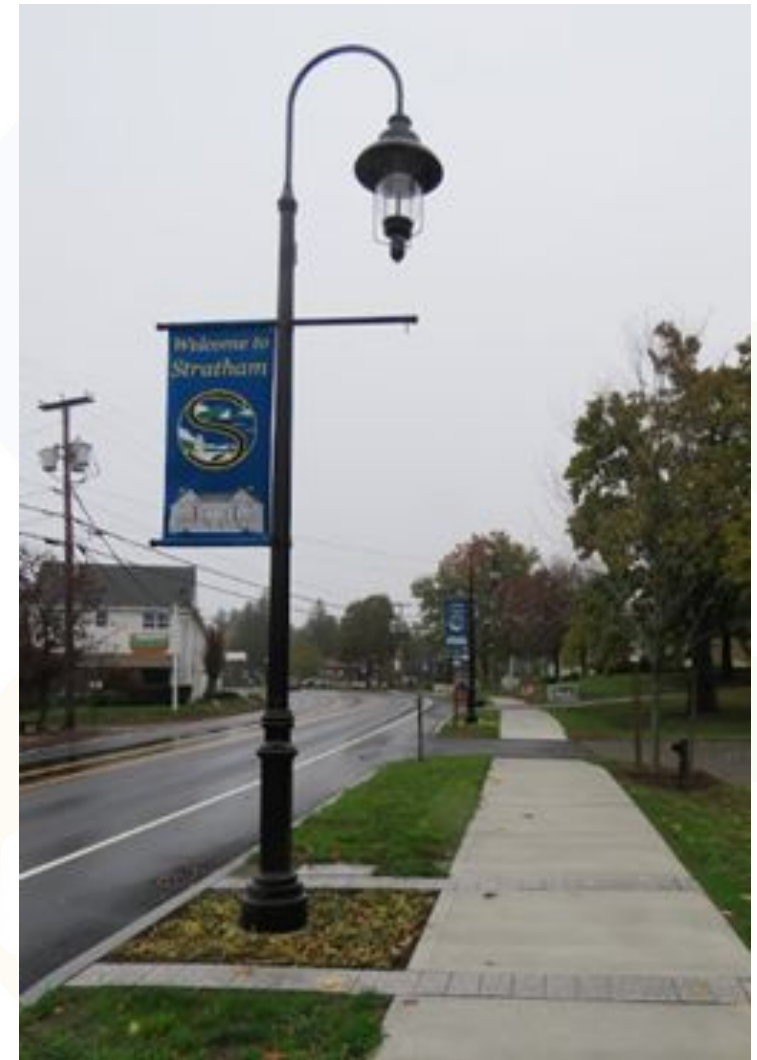
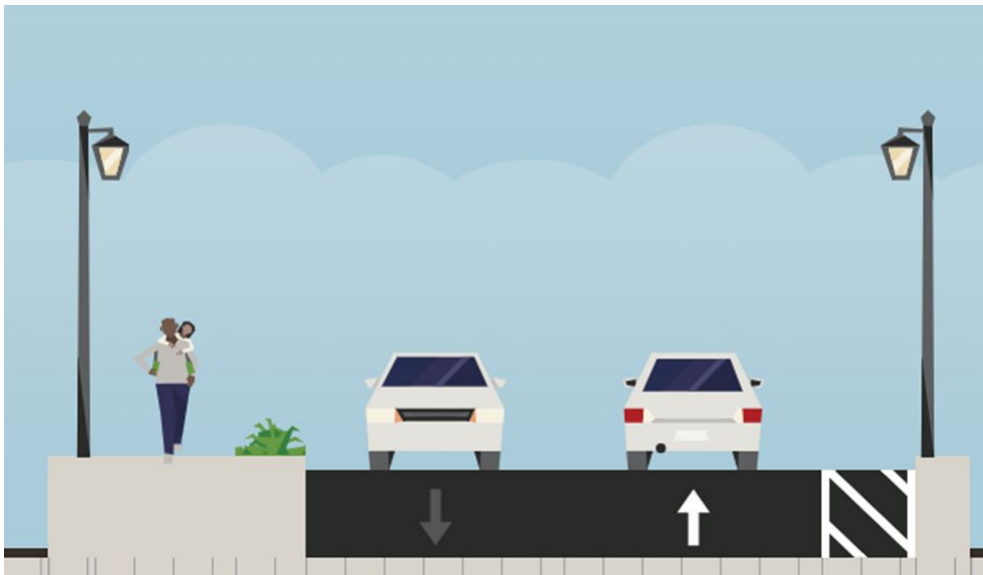
Connectivity Through Upper Village



Connectivity Through Upper Village

NH 175 in the Upper Village

- Replace and widen the sidewalks to a minimum of 5 feet wide and also add a grass buffer where space exists
- Include pedestrian-friendly lighting



Upper Village - Pocket Park

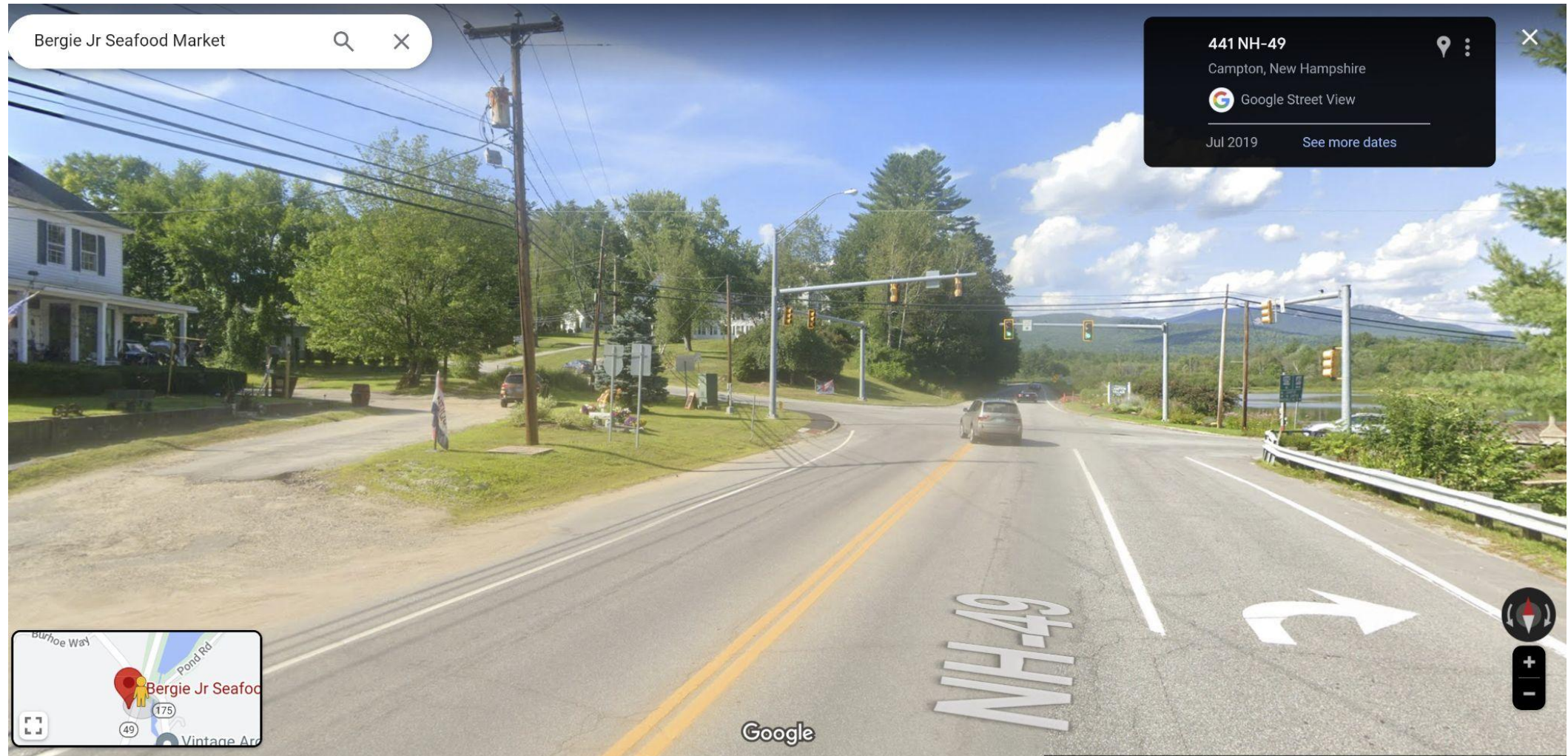


Upper Village - Single Lane Roundabout



Upper Village

Existing View



Upper Village

Single Lane Roundabout Rendering

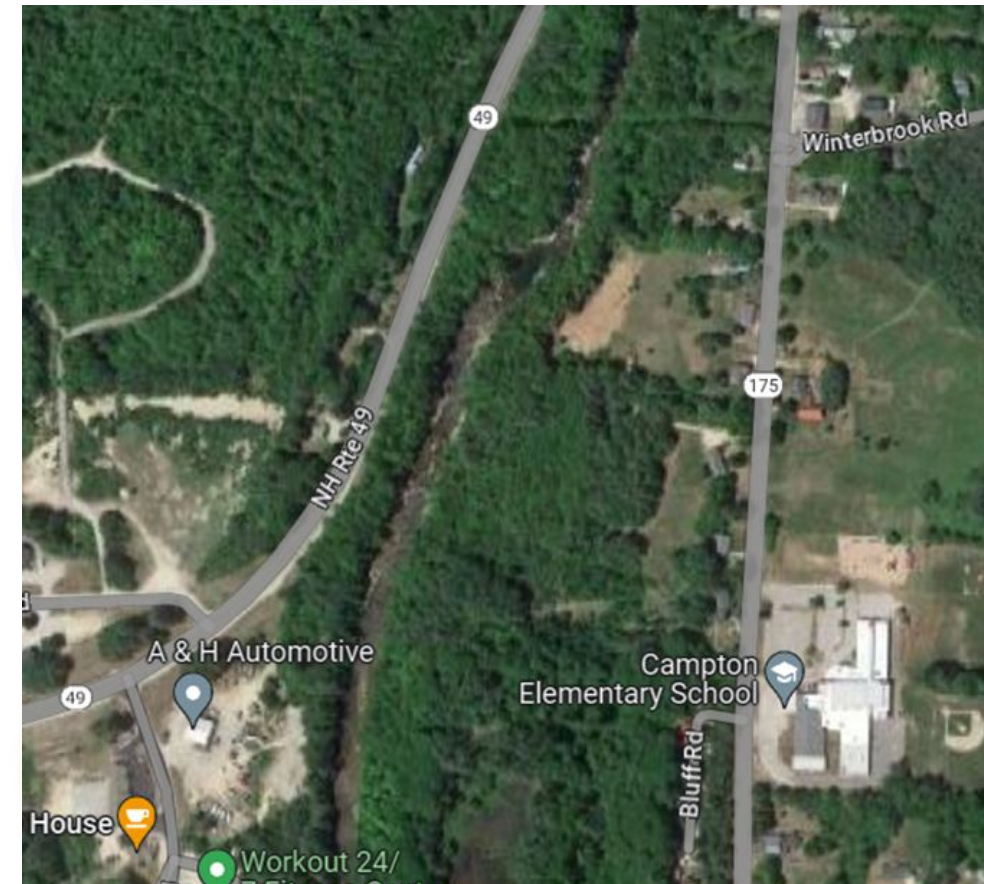


Connectivity Throughout Campton - Options for Connections over Mad River

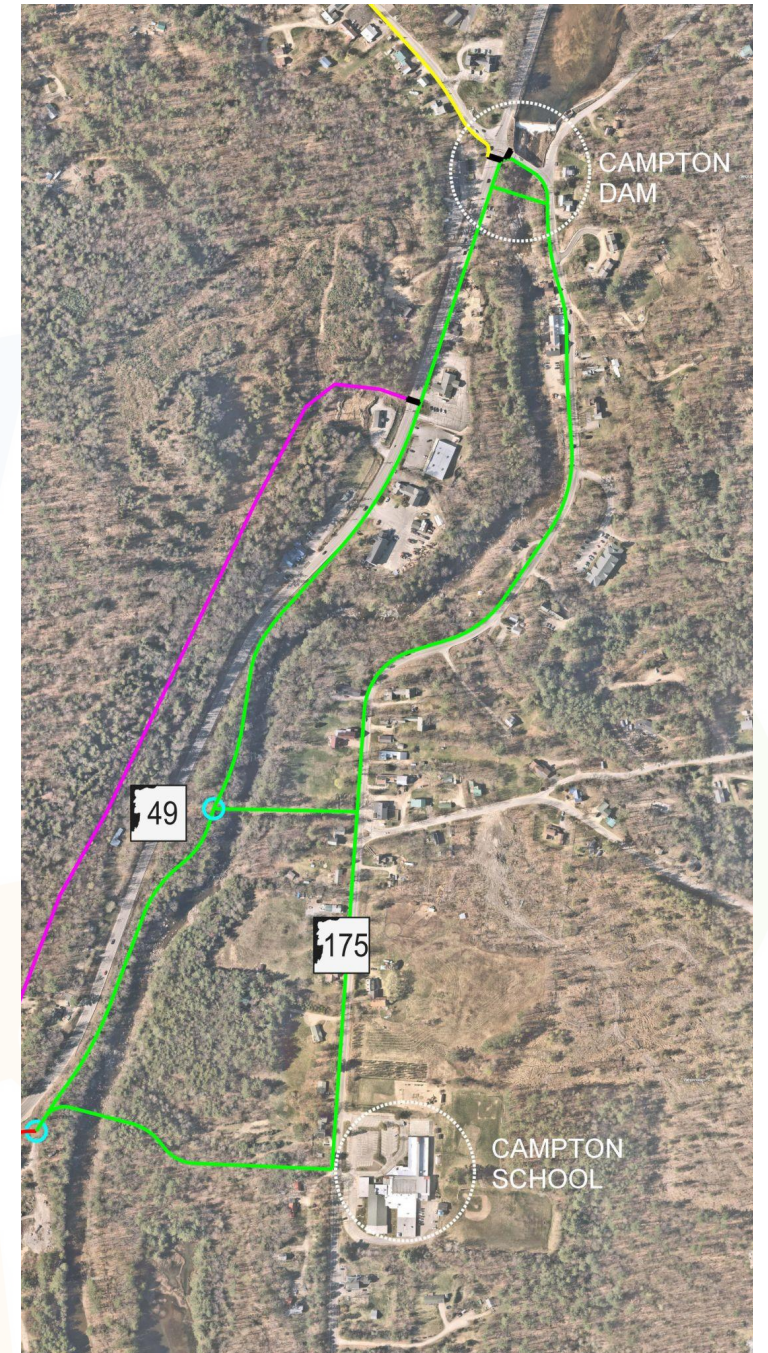
Pedestrian Bridge
upstream or
downstream of NH
175 historic bridge

Further south near
Winterbrook Rd
(former bridge site)

Even further south
near Campton
School



Connectivity Throughout Campton



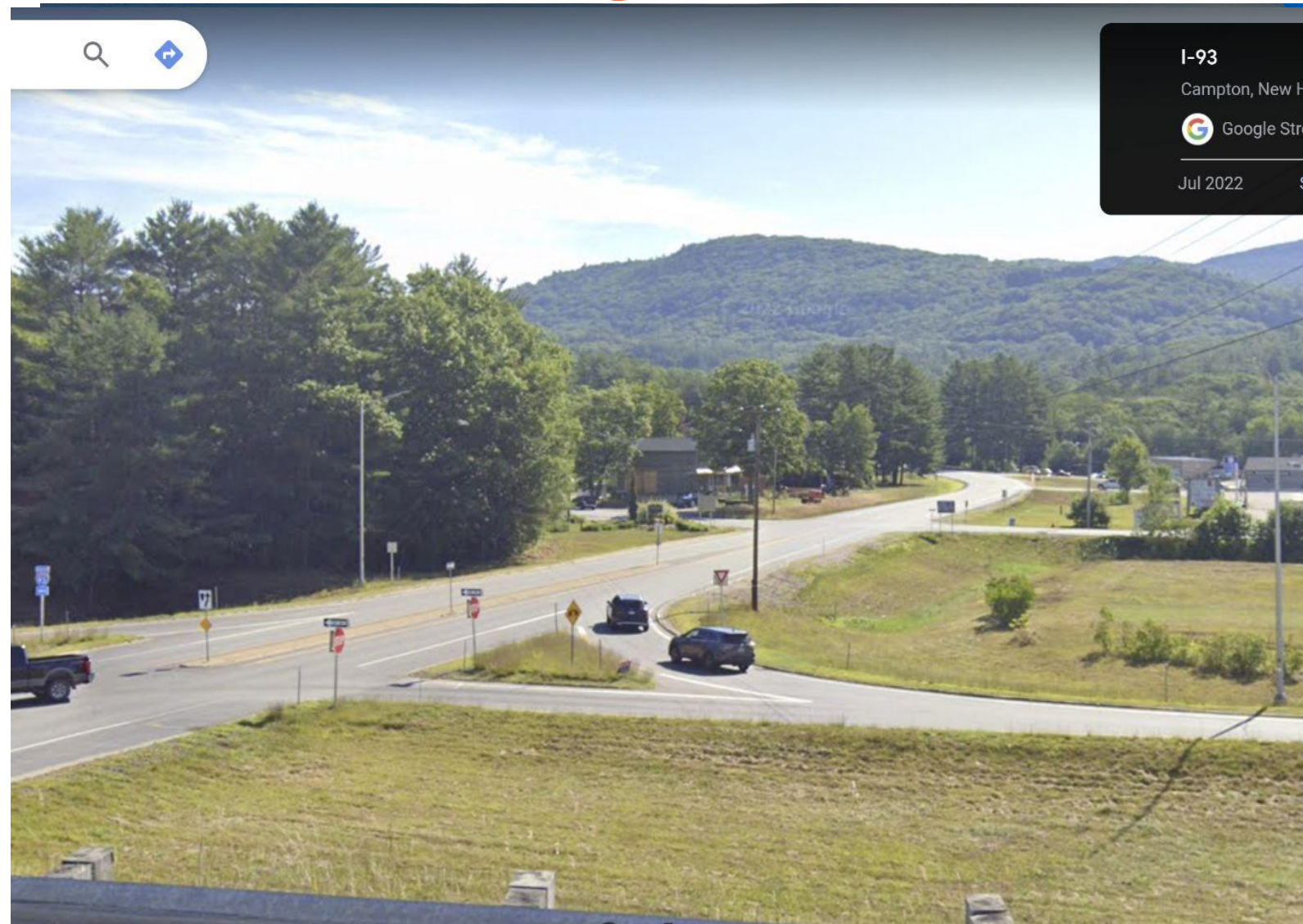
Gateway Area Improvements



Gateway Area - Roundabout Option



Gateway Area - Existing View



Gateway Area

Sidewalk Improvements Rendering



Future Development Site

Tax Map 10-11-2-1

- Retail/Commercial in ROW close to Route 49 with parking behind
- Residential in back of property away from Route 49
- Open Green Space Separating Residential from Retail/Commercial
- Zoning Relief/Change Likely Required
- Benefits
 - Walkable Community Development
 - Residential will support Retail/Commercial
 - Shared Parking to Reduce Pavement



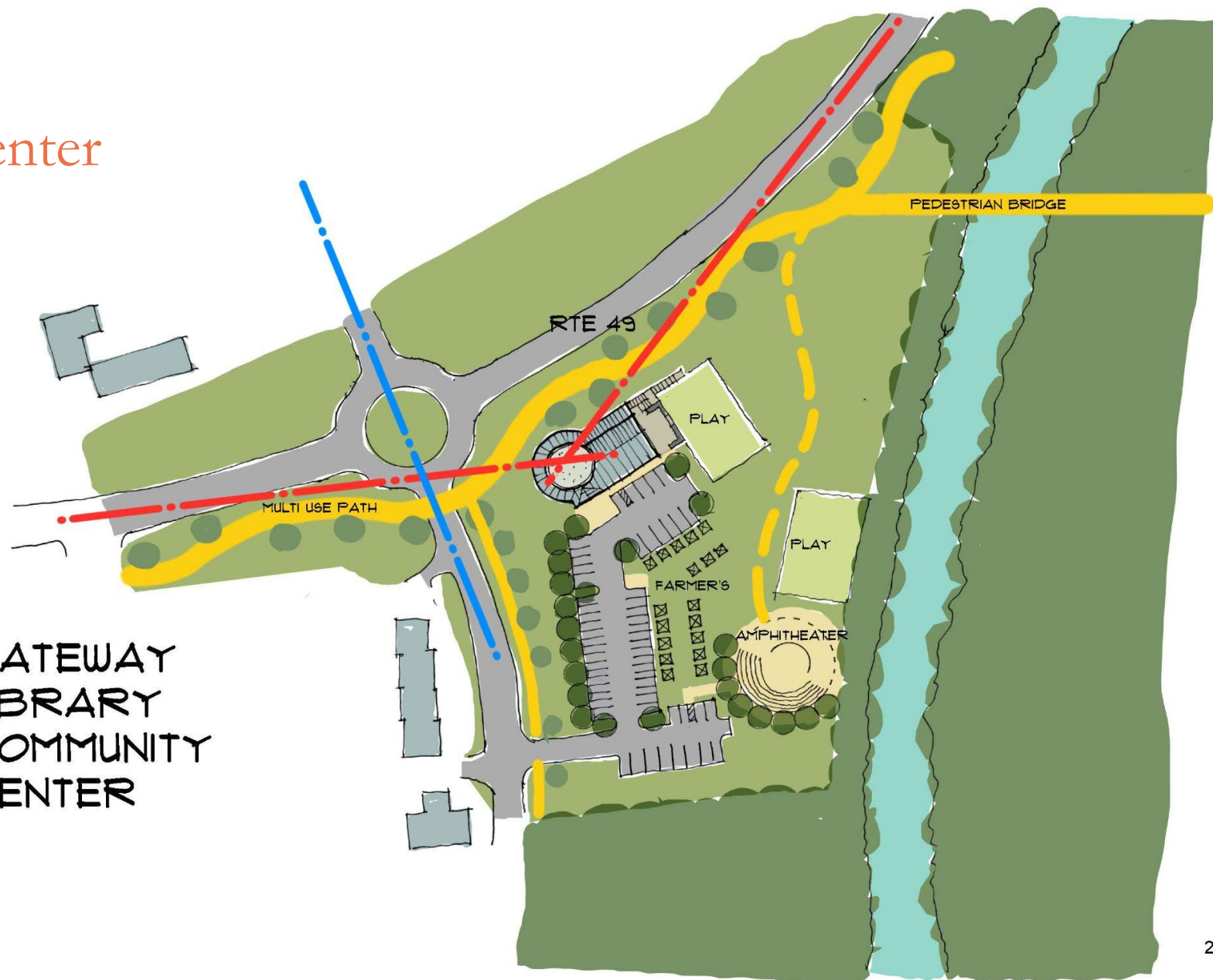
Gateway Area - Library/ Community Center on A&H Lot



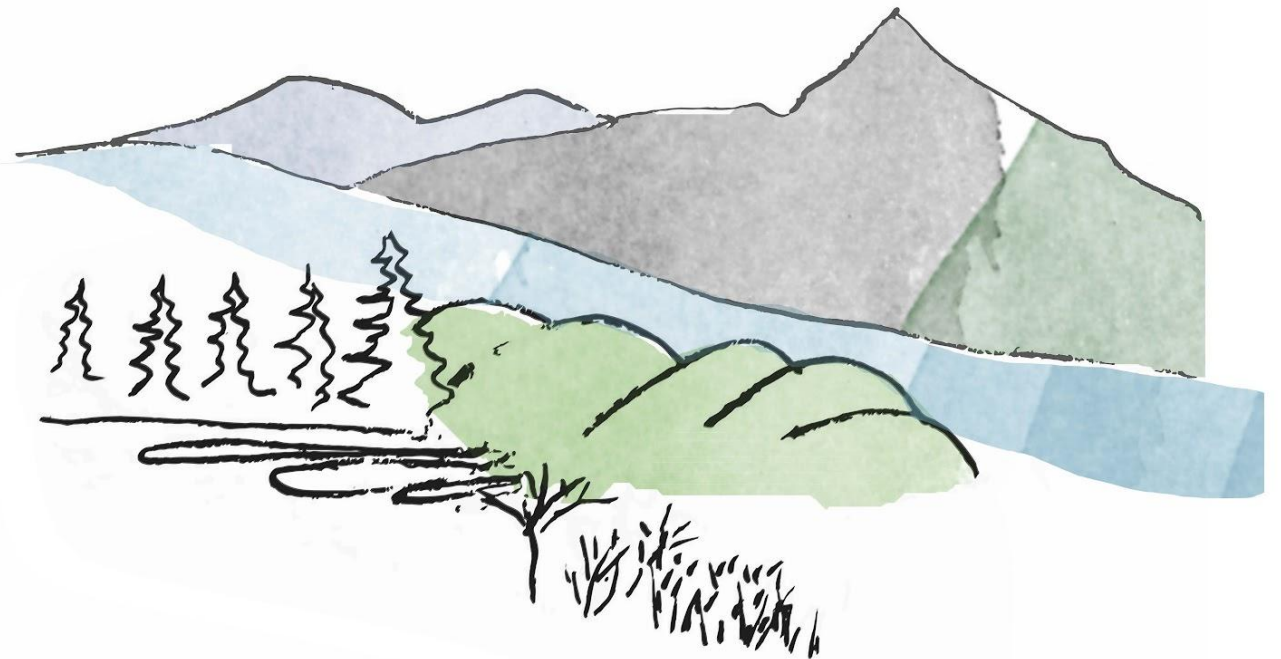
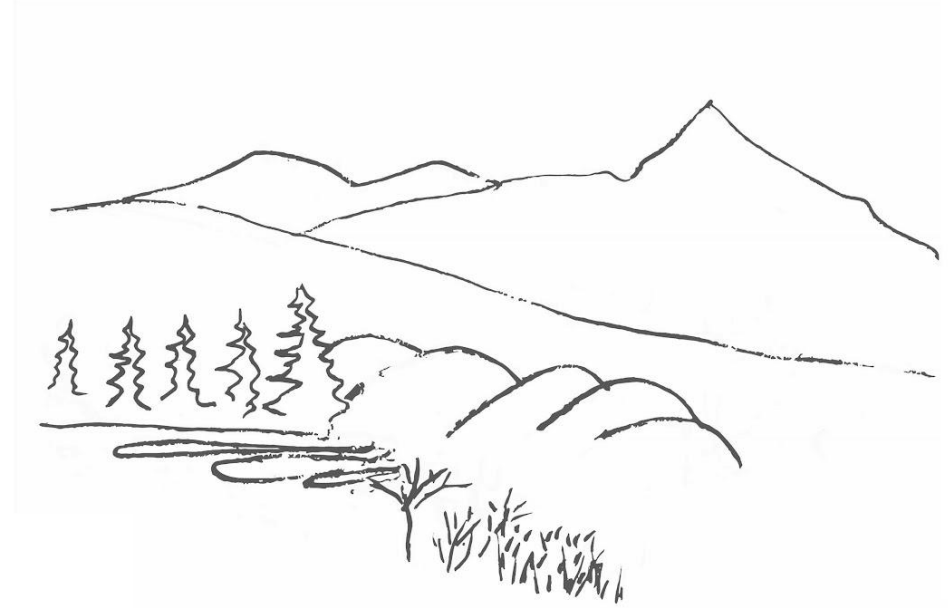
Gateway Area - Library/ Community Center on A&H Lot



GATEWAY
LIBRARY
COMMUNITY
CENTER



Campton Beautifications - Signage Concept



Visual Cohesiveness - Lighting, Banners, Wayfinding

Human-scaled Design

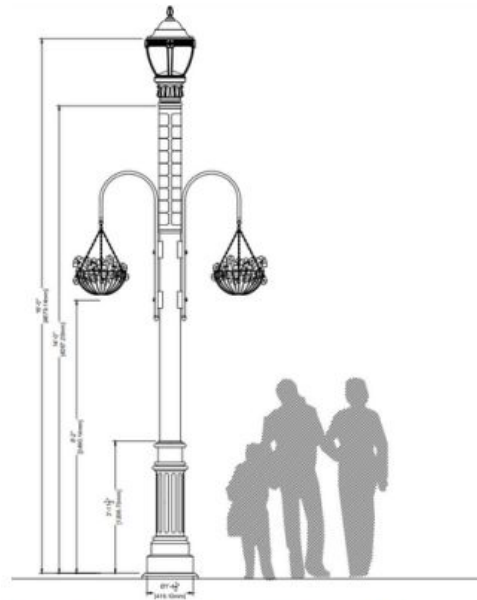


Figure 21: Example of decorative pedestrian-scale lighting that can increase feelings of safety and overall walkability.



Upper Village Park

Opportunities for Local Engagement

- Bandstand for summer concerts
- Parade gathering space
- Community film night
- Youth activities
- “Little Free Library”
- Community garden
 - “Little Free Farmstand”



Gateway: Markets and Fairs

Opportunities for Local and Visitor Engagement

Mad River Coffee Roasters gravel lot

- Farmers Markets
- Art Shows (supports local artists)
- Craft Fairs
- Antique/Vintage Markets





STEAM Curriculum in School

- Educational engagement with Campton's natural environment (Mad River, Pemigewasset River, pollinator garden)
- Tie to science (chemistry; environment/climate; local habitats, plant & wildlife), social studies (local history & culture), and art
- Possible opportunity to engage an Artist in Residence
- Strengthens youth knowledge and connection to their community

Community Artist in Residence

- Create art on trails and footbridges
- Multi-generational engagement
- Temporary and permanent art creation
- Poetry stamping, chalk art, painted and mosaic murals
- Potential Partnerships: PSU (Museum of the White Mountains, Draper & Maynard Makerspace)
- Potential Funding: NH State Council on the Arts



Campton Beautifications



Seating



Water Management Gardens



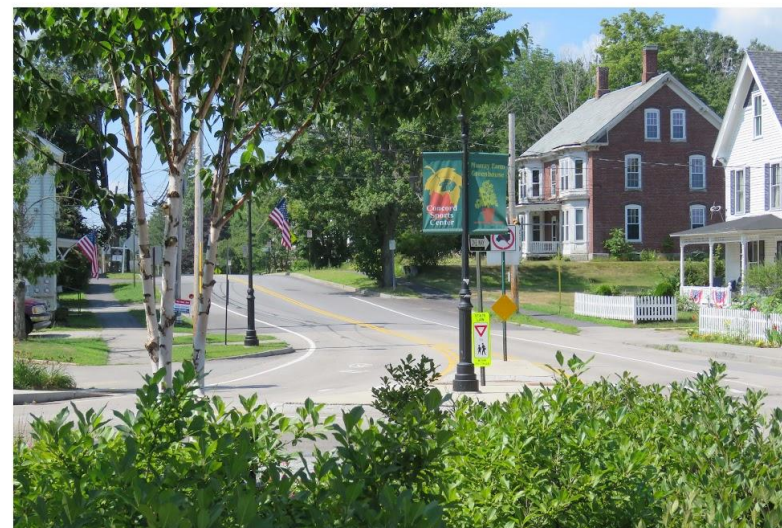
Campton Beautifications

























Pathways



Streetscapes



Campton Beautifications

Campton Beautification Landscape Plants					
Low Grasses and Groundcovers					
Grasses					
Perennials					
Shrubs					
Trees					

Campton Beautifications

Campton Beautification Maintenance Guidelines	Plants	Space / Type	Campton Region	Maintenance
Low Grasses/ Groundcovers	Carex / Sedge Grasses Barren Strawberry Moss/Lichen/Polypody Basal Foliage - Goldenrod/ Primrose Common Juniper	Roundabout: – Outer Edges – Low Grasses, basal foliage and smaller perennials – Mid – Grasses, perennials – Center – Small trees, shrubs	Upper Village –Roundabout –Sidewalk –Commercial	Seasonal Cleanup –Roundabout –Gateway –New Community Center As applies to all: SPRING / FALL Cleanup Pull weeds, sweep sand, pull invasive plants, pick up trash
Grasses and Perennials	Purple Love Grass Prairie Dropseed Little Bluestem Switch Grass Rabbit Tobacco Pearly Everlasting Old-Field Goldenrod Grass Leaved Goldenrod New England Aster Blue Vervain	Roadside/Trailside: – Edge – 1 - 3' from road Low grasses, groundcovers – Mid – 3 - 6' from road Grasses, perennials, low shrubs – Inner – 6'+ from road Shrubs, small trees, trees	Gateway –Roadside/Trailside –Municipal –Parks Ex: Scotts Lot Municipal Buildings Visitor Center	Mowing Roundabout: – late fall to allow perennials/ grasses to reseed Roadside: – mow between planted trees (Sept - Oct.) Gateway, Community Center –Mow June / Oct.
Shrubs	Meadowsweet Winterberry Sweetfern Ninebark American Cranberrybush Swamp Azalea	Municipal / Commercial: Close to Structure -small trees, ground covers Points of interest -Small trees and shrubs Planted Berms -Grasses, perennials, shrubs, and small trees	New Community Center – Municipal / Commercial –Roadside / Trailside –Parks Ex. Library, “Scotts Lot”	Annual Tree Care Roundabout, Gateway, New Community Center: –Prune dead wood Winter –Clean tree boxes Spring – Pickup debris Spring
Trees	Staghorn Sumac Pin Cherry Choke Cherry White Birch Quaking Aspen White Oak Eastern Hemlock	Parks / Open Space –Wide Meadows – -Grasses, groundcovers, perennials –Shade Trees – –Parking Areas – -Grasses, shrubs, sm. trees		Long-Term Plant/ Tree Care Roundabout/et. al –Prune multi-stem trees to reinvigorate suckering growth –Trees planted along roadside allowed to establishh, then selectively thinned over time Community Center/ Upper Vil –Let meadow plants to reseed

How to Get Economic Development Going in Your Community:

Local Master Plan Updates

Land Use

Economic Base

Utilities and Public Service

Housing

Implementation

Making Connections – Closely Related Issues

Planning Board Process Audits

Zoning/Regulation Updates

Transportation Improvements – NH Ten-Year Plan

Local and Regional Trail Planning

Planning for Water/Sewer Infrastructure

Brownfields Assessments

Economic Development Committees / Business Alliance

Economic Development Strategic Plan

Business Retention and Expansion Programs

Business Directories

Regional Chamber of Commerce



How to Get Economic Development Going in Your Community:

Rejoin – The Central NH Chamber of Commerce

The Town to join as a Chamber Member to demonstrate the town's commitment to the business community and revitalization of the Overlay District (\$600 annual membership).

Tap Into – The Grafton Regional Development Corporation (Grafton RDC)

Grafton RDC is a 501(c)3 non-profit organization dedicated to supporting the Grafton County business community and the economic development goals of the 39 municipalities they serve.

Build – The Relationships with State Agencies and other Local Communities.

Partnerships across all levels of government are critical to building strong communities and bolstering economic competitiveness and resilience.



How to Get Economic Development Going in Your Community:

RSA 79-E COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

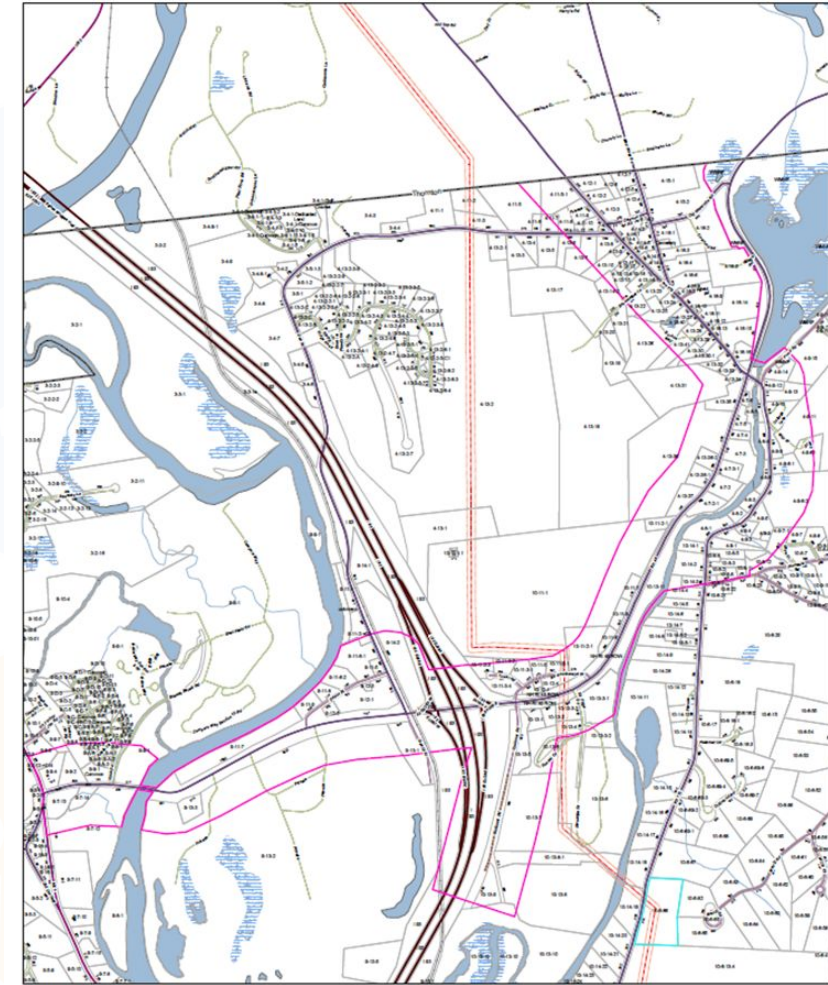
Short-term property assessment tax relief. The property tax on a qualifying structure shall not increase as a result of substantial rehabilitation for a defined period of time.

For example, offering a potential tax break could encourage the renovation of Campton Plaza for its present or future owners. Based on the scope of the revitalization, the owner could see benefits ranging from \$25,000 to \$150,000 over a five-year period.

RSA 162-N ECONOMIC REVITALIZATION ZONE

Offers a short-term business tax credit for projects that improve infrastructure and create jobs in designated areas of a community.

- The designated site has unused or underutilized industrial parks, OR, previously used and now vacant structures or land due to obsolescence, deterioration, brownfields, etc.
- The community must apply for ERZ designation through the application form with BEA.



Overlay Zone

Funding for Economic Development:

Community Development Block Grant (CDBG) through the Community Development Finance Authority (CDFA)

The CDBG Program supports community development activities to build stronger and more resilient communities.

For Campton - Public Facilities Grants or Community Center Investment Program

This financial assistance is aimed at supporting initiatives like enhancements to water and sewage systems, local infrastructure upgrades, ADA-compliant access, and centers for community or neighborhood activities that cater to individuals with low to moderate income levels and contribute to promoting health and well-being within the community.

Creative Strategies for Long-term Investments through the Town Budget

Creating an economic development fund that is invested in incrementally through the annual budget. For example, \$10,000 annually over ten years yields \$104,000 assuming 4% interest that the Town can invest in future economic development projects.

Public Private Partnerships (PPPs)

PPPs are a mechanism for the government to procure and implement public infrastructure and/or services using the resources and expertise of the private sector.

Funding for Economic Development:

Other transportation funding opportunities

- Transportation Alternatives Program (TAP) for non-motorized transportation projects (sidewalks and trails)
- Congestion Mitigation Air Quality (CMAQ) for projects that reduce congestion and improve air quality (roundabouts and traffic signal upgrades)
- Potential new Federal grants coming –such as Safe Streets for All (SS4A)
- If crash history, then Highway Safety Improvement (HSIP) Program

Closing Thoughts: It's up to Campton!

Change is inevitable. It's the visioning, planning, and implementation process that allows the community to shape that change and your future.

- Continue the momentum
- Develop a vision statement
- Invite people into the process
- Connect with peers
- Celebrate wins, big and small!
- Revisit and reset
- Keep on keeping on



Thank you Campton!

Thank you to the many local businesses to helped to support this event!



Community Q&A

An opportunity for the community to ask questions,
address any concerns, and help you better
understand how these recommendations best serve
YOU.





PLAN NH
Visioning *for* Sustainable Communities

*Thank You
for Joining Us!*

If you have any questions, please email info@plannh.org.

