

TOWN OF CAMPTON

PLANNING BOARD WORK SESSION NOTES

DECEMBER 6, 2016

The Planning Board met this date with Stuart Pitts, Chairman, Chris Kelly, Charles Brosseau, Tim Scanlon, and Peter Laufenberg, Ex-Officio.

Stuart Pitts opened the Planning Board Work Session at 6:30 PM.

First on the agenda, Kelly Wieser presented the Planning Board with a packet of Site Plan Review Additions for New Retail Stores and Business Centers, which is part of Site Plan/Subdivision packet, Pages 31 – 33. Kelly Wieser asked why the Planning Board did not apply this information to the Site Plan Review for the Dollar General. Stuart Pitts stated the he had spoken with the Town Attorney this afternoon to get some clarification on the Planning Board's authority. Stuart explained that this addendum was drafted as **guide** to the Planning Board when implementing the zoning requirements of setback, access, parking, landscaping, design, building size and lighting. The guide was drafted in January 2006 because of the possible Pike property development, and in conjunction with the possibility of strip malls. Stuart said that they should have come to the Planning Board with their concerns. Chris Kelly said that the Planning Board asked for more landscaping and architecture from the Dollar General. Sue Preston said that in her business as an innkeeper, the people that come to Campton really enjoy the mountains and the small town atmosphere. Sue also said that other towns have New England style architecture. Darlene King said that they know that they are stuck with the Dollar General. Darlene said that they would like to work with the Planning Board on the Site Plan Review wording and they **would not** be putting in a warrant article to amend zoning for 2017. Stuart said that verbiage is very important, New England style architecture has a little bit of everything. Peter said that phrase needs to be more specific. Kelly Wieser asked about the Retail site development guidelines, that states "mixed uses is preferred." Stuart said that Mixed Use is not allowed in our Zoning, but in the past we have approved some mixed use. The village district has a lot of residential and commercial property and the Campton Plaza has stores on the ground floor and apartments above. Carol Lenahan said that the aesthetics are important. Chris said that the wording is very important. Stuart said that the Planning Board has discretion on all Site Plan regulations.

Peter Laufenberg suggested that we set up a committee to work on the Site Plan Review additions, and who would be willing to work on the committee. Tim Scanlon said that would be hard to do with everyone's schedule. Tim suggested that we could work together on the Site Plan Review wording at the Planning Board Work Session each month. He suggested that we take fifteen minutes to work on one paragraph at each Planning Board Work Session, starting in January 2017. Everyone agreed that this was a good idea for us to work together each month.

Stuart said that when the Dollar General starts the project, they will be hiring a local landscaping company, and Mr. Turner said that they would be willing to have the Garden Club involved with the landscaping. Carol Lenahan said that would be great, and would appreciate the opportunity.

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Darlene, Carol, Sue and Kelly all thanked the Planning Board for all they do, and is looking forward to working together.

Michael St. Cyr did not show up to the Planning Board Work Session.

Next on the agenda, Home Business Signs. Stuart would like to amend the zoning on the Home Business Signage. He would like to have the home business sign be 6 square feet, and mounted on the building.

The Planning Board agreed with this amendment.

The Planning Board adjourned at 8:10 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "May Brosseau".

May Brosseau

Planning Board Clerk

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