

# Campton Community Design Charrette

Campton, NH

September 15-16, 2023



# Campton Community Design Charrette Acknowledgments

Thank you to the individuals who donated their time, energy, and expertise for this charrette.  
Extra thanks to all the community members who shared their insights about Campton.

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## The Campton Charrette Team

*Thank you for all of your help pulling this together for us!*

### Nik Coates, Select Board Member

### Dan Boynton, Select Board Member

### Corey Davenport, Town Administrator

### Jade Hartsgrove, Planning & Zoning Coordinator

## Additional Thank Yous!

Sunset Grill

Mad River Coffee Roasters

King Realty Inc.

DeMatteo Properties

Dollar General

Covered Bridge Farm Table

Jugtown Country Store

Mad River Top Notch

Northway Bank

Hannaford Supermarket

Bergie Jr. Seafood Market

# Who is Plan NH?

**Plan New Hampshire (Plan NH)** is a 501(c)3 non-profit organization formed in 1989. Plan NH has a vision of a New Hampshire that is vibrant and healthy for its people, its economies, and the environment. To achieve that vision, Plan NH's mission is to *foster excellence in planning, design and development of New Hampshire's built environment*, because we believe that what we build, where we build, and how we build anything has a significant impact on that vibrancy and health.

Plan NH champions principles and ideas that balance the built environment- including buildings, roads, bridges, memorials, public sculpture- with:

- The needs of people, including where they live, how they get about, what services are necessary, what they value
- Maintaining the “sense of place” of our towns, cities and villages that make them unique, including preserving historic assets, open spaces, agriculture and farming
- Protecting our air, water, flora and fauna

Among our signature programs is the Community Design Charrette Program, a participatory exercise that brings professionals from our membership together with New Hampshire communities to explore design ideas, usually around a village center or other significant neighborhood or community asset. Through recommendations made, Plan NH can demonstrate the role and importance of the principles and ideas noted above in concrete, real examples.



# Why did Plan NH come to Campton?



The Town of Campton submitted an application to Plan NH in late 2022 to identify issues in the project area related to safety, traffic, and connectivity for residents and visitors. Specifically, in their application, the Town wrote:

*In terms of some background on what Campton is looking for, they would like to create more of a village center at the intersection of NH Routes 175 and 49, rather than simply being a pass-through for people headed to ski and resort towns further north. A secondary target area will be greater connectivity to the area just off the Interstate 93 exit ramp heading north on to Route 49.*

The Town was seeking assistance to these areas of concern:

*The intersection of NH Routes 175 and 49 and the approaching roads into the intersection. It currently has the primary commercial development for the town and has a lot of "potential" to be improved. Some steps have already been taken such as the Garden Club beautifying the intersection, but more could be done to create more of a village center type approach. Route 175 eventually connects to the elementary school as well. The major challenge is that the area is the location of two State highways and as such the roads were built to move cars quickly through town. The other challenge is that there are limited (and crumbling) walking areas. Creating an area that is inviting and a place where people want to slow down and stop and enjoy the dam, the gardens and the shops is important. The Campton Master Plan also cites the need for broadening the commercial base while preserving the character of the community.*

# Plan NH in Campton, NH

## September 15-16, 2023

### What is a charrette?

Simply stated, a charrette is a brief, intense, brainstorming session in which ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need. For Plan NH, this is usually related to a town center or other significant neighborhood in a community.

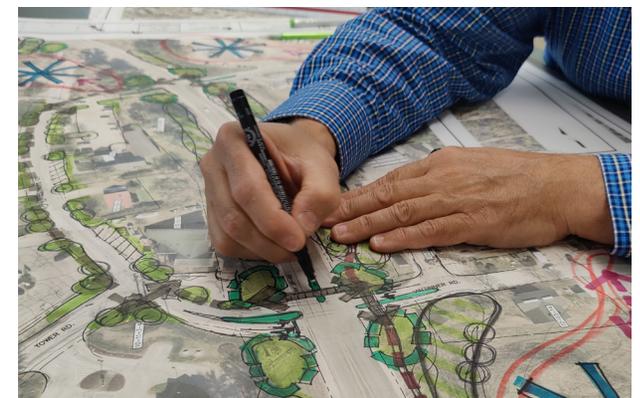
Plan NH's community design charrettes take place over the course of two days: eight hours on a Friday for listening and then another eight hours the next day for brainstorming, crafting recommended solutions, and presenting thoughts to the community.

The process engages planning and design professionals in direct dialog and conversation with each other and with local residents to collect information needed in order to develop good and relevant recommendations about how to address a particular challenge. Plan NH sees this part of the process as a period of discovery: discovering who the community is, what they value, what they really want. This community input is essential and critical to the value of the outcomes.

The results of a Plan NH charrette are general and overarching planning and design recommendations, rather than specific directions. Plan NH does not dictate but suggests. Most often, the outcome of a Plan NH charrette is described as a "vision": an expression of how things might be, based on what the team saw and heard and learned.



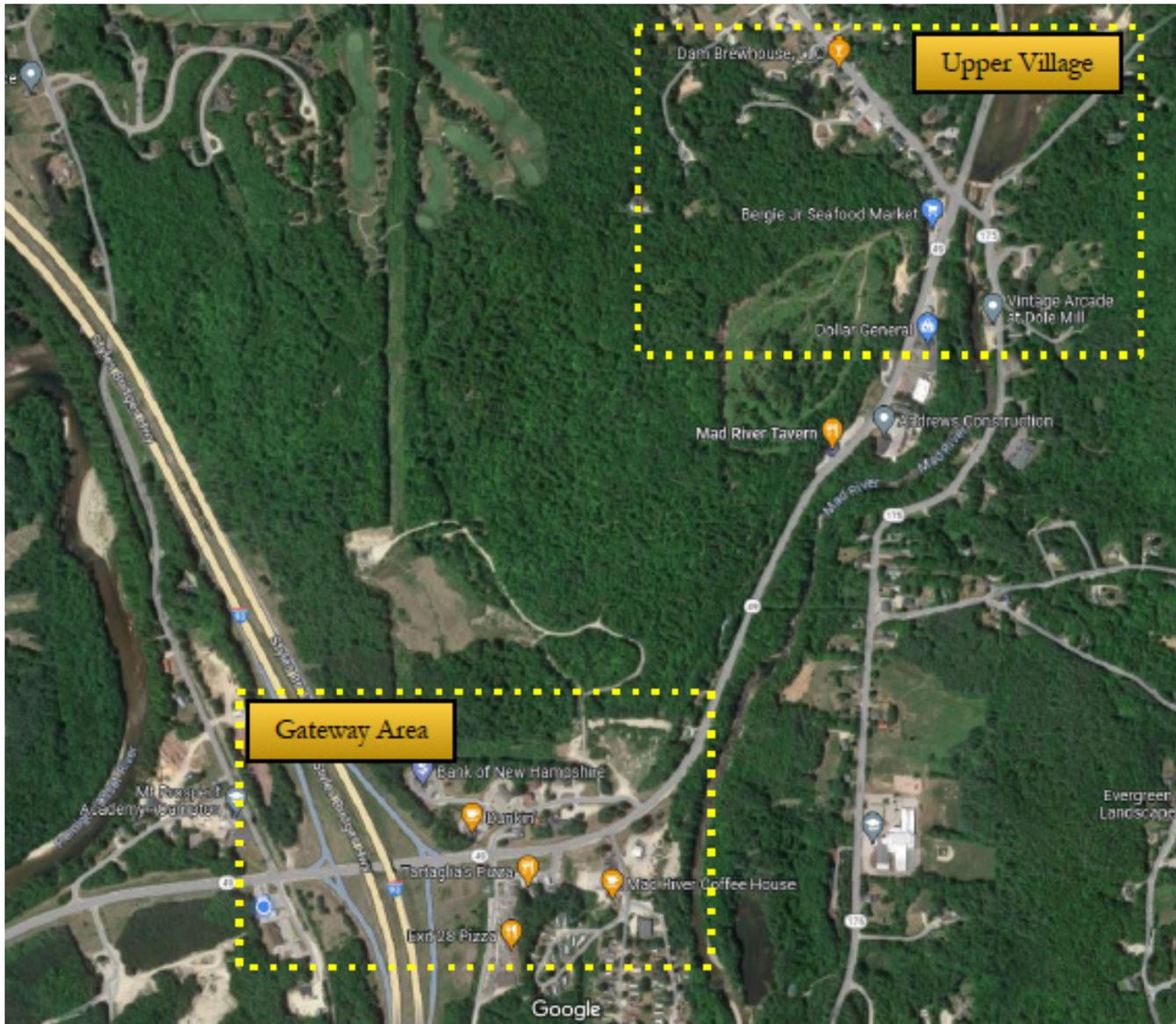
*Our charrette team works together to prepare materials to share findings to the public.*



*A landscape architect drawing a sketch of one of the project elements in advance of the presentation.*

***Charrettes blend the broad experience of planning and design professionals with local citizens' detailed knowledge of their own community to develop recommendations that address challenges and opportunities in the project at hand. These recommendations provide a framework within which more detailed solutions and plans of action can be developed.***

# Site Tour Observations - Project Areas



## 1. Upper Village

## 2. Gateway Area

Based on what the Plan NH Charrette Team learned from our walking tour and the stakeholder and community listening sessions, we developed a series of custom recommendations meant to address the concerns we heard about the target areas. The recommendations were presented in-person to the community on Saturday, September 16, and are included in more detail in this report.

The Charrette Team developed the following recommendations for potential ways to address Campton's vision:

1. **Connectivity Throughout Campton:** pages 9-10, 13
2. **Upper Village:** pages 11-12
3. **Gateway Area:** pages 14-16
4. **Library/Community Center:** pages 17-18
5. **Beautification Options:** pages 19-21
6. **Landscaping Considerations:** pages 22-23
7. **Economic Development:** pages 24-25

# What Campton Told Plan NH

## What Plan NH Heard from Community Leaders

After the tour of both project areas in Campton and a satisfying lunch, the team met with key community leaders (including Town staff, Board and Commission Members, local business owners, and key property owners) to learn about the challenges and opportunities from their perspectives as those that work in and serve the Town on a daily basis. Many of these challenges and findings are intertwined in terms of their causes and potential solutions.

### Project Area #1: Upper Village

- Would be great to find a spot for the library in this area
- Sidewalks are lacking, and have been for a long time- they used to be dirt paths
- Maintenance of sidewalks, particularly during winter, has been poor
- Garden Club has done a great job trying to beautify this area
- Crossing over 175 and 49 is a real problem given the speed of traffic
- Sidewalks on the bridge are extremely narrow and unsafe
- Families and visitors like this area, but it's unsafe to spend time there
- Parking is an issue
- Poor vision, no crosswalks
- Could there be an opportunity for amenities by the river and dam?
- Possible gazebo?
- Catering to skiers and regional travelers
- Opportunities for aesthetic improvements
- Interest in a community park, Christmas tree lighting
- Need to make more walkable

### Project Area #2: Gateway Area

- Lack of signage and wayfinding
- Need better connectivity so it does not feel disparate
- Pedestrian crossing across 175 is a large challenge
- Lost the local Chamber of Commerce, which has been a bit of a void
- The information center could be more of a resource for visitors
- Opportunities for community events such as farmers markets
- Local businesses have benefited from Owl's Nest
- There's been development in surrounding areas (Littleton, Plymouth, Lincoln), and we can model those municipalities
- Necessity to expand municipal campus



# What Campton Residents Told Plan NH

Two public listening sessions were held during the afternoon and evening of Friday, September 15th. The sessions served as an opportunity for the public to share their comments and ideas about the various challenges and opportunities throughout the project areas. Plan NH's process encouraged participation and input from everyone in the room. The residents in attendance shared their opinions about how to explore ways to improve the connectivity and amenities in Campton. It was obvious to the charrette team that community is invested in their Town and passionate about its future, and we were excited to explore the possibilities with them.

## What we heard from your residents:

- Lack of sidewalks and walkability, dangerous walking conditions, sidewalks in disrepair
- Campton is disjointed
- There is no community center
- There is a lack of signage/wayfinding
- Parking void throughout Campton
- Speeding traffic, increased traffic
- Garden Club beautification
- Need to support small businesses
- Lack of community space
- Lack of recreational and river access
- Campton needs more cohesive vision and layout, and an established town center
- More places to hangout
- Improved connectivity and accessibility
- Safe paths and sidewalks for bike/ped use
- Road/sidewalk lighting
- Community space and events
- Gateway beautification
- More outdoor recreation and access to natural resources
- Library/Community Center needed
- Programs/Activities for youth
- Need for increased housing options at more affordable price points
- Alternative funding options, Campton has a small tax base

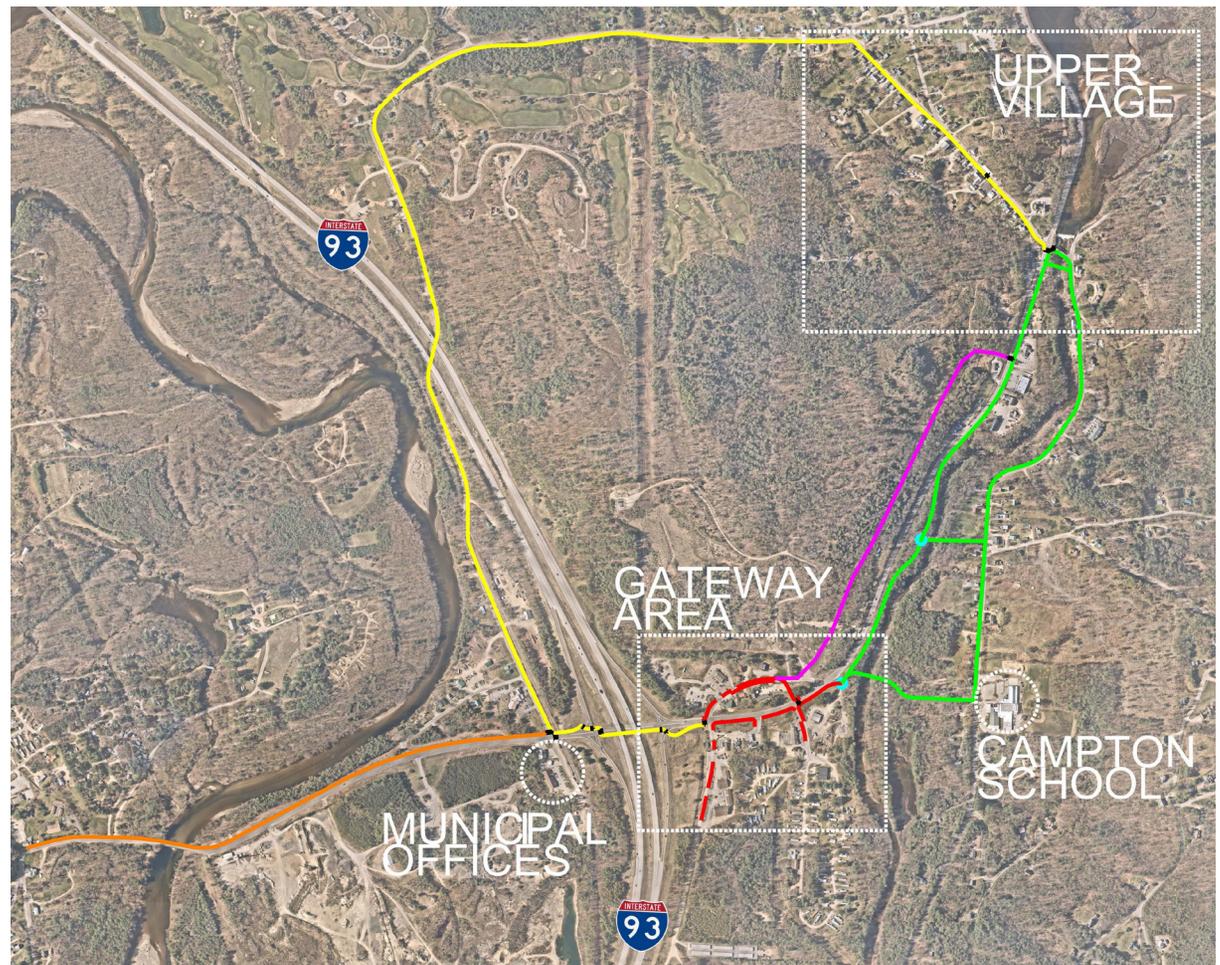


# Overall Theme: Connectivity Throughout Campton

The words that the charrette team kept hearing during our listening sessions were words like “disjointed” and “disparate” when describing the Town and how it all fits together. While we discussed improvements at two specific areas which we defined as the Upper Village and the Gateway Area (more on these parts later in the report), there was a strong desire to ensure that the Town feel more cohesive and connected, regardless of what individual improvements would be made in each area. Our team tried to look at the area as a whole, and what we tried to do was create a loop that can be more accessible to many.

- The loop will feature more and improved sidewalks and/or recreation trails which would be utilized both for pedestrian and bicycle travel
- Recommend the Town of Campton to assume year-round maintenance of sidewalks from the water department to help with the funding opportunities and maintenance of pedestrian and non-motorized transportation options discussed in this report.
- Start at NH 175 in the Upper Village at the dam
- Traverse down NH 49 to the Town offices
- From the Town offices, you would proceed up Owl Street back up to NH 175
- Take NH 175 toward the Upper Village back to the dam

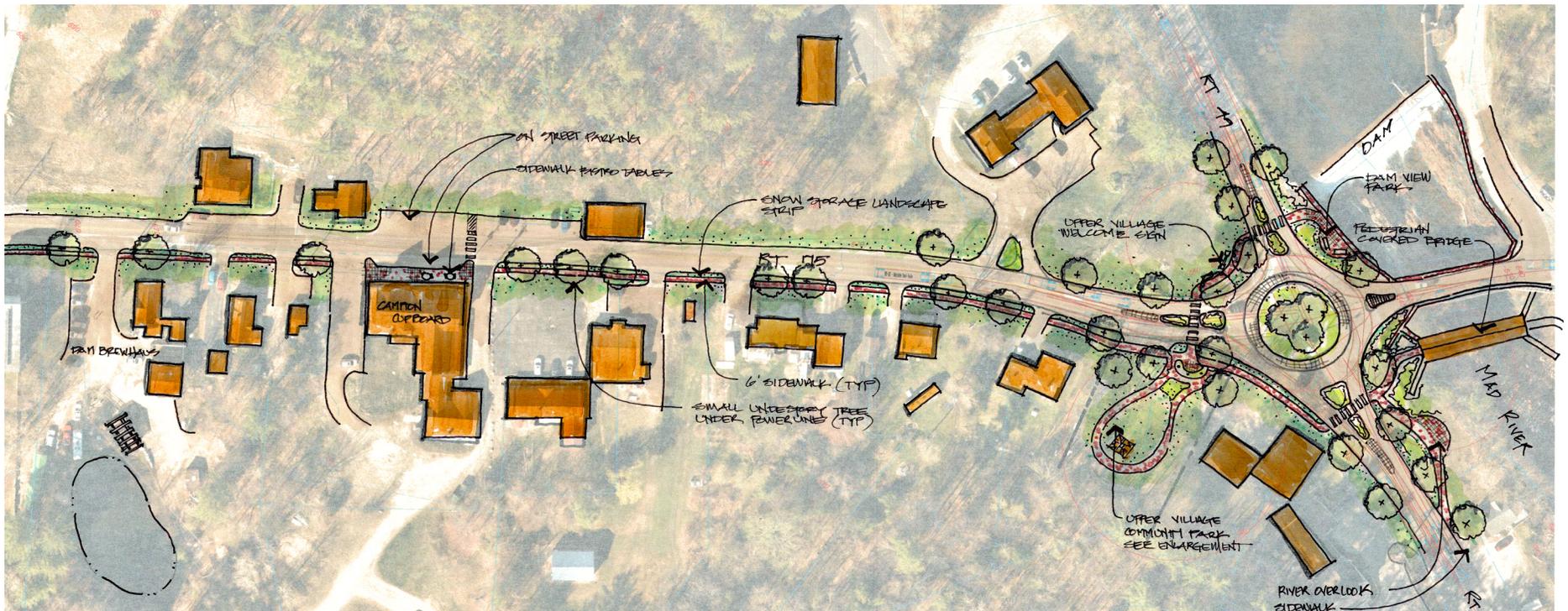
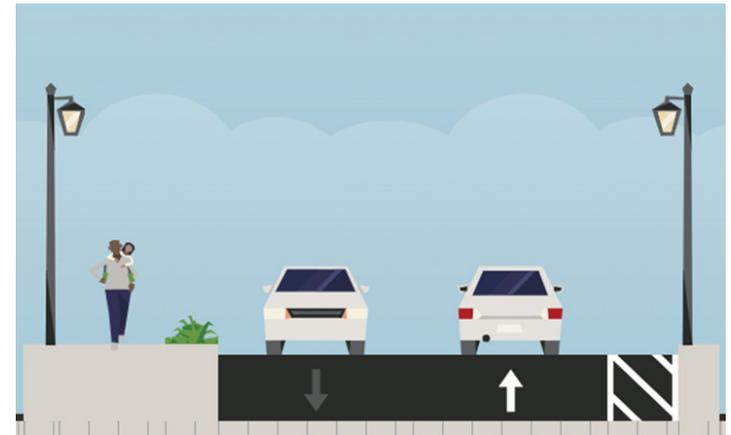
Given the transportation network and the State Highway network, these improvements are going to make the State Highways feel more like a town street. These recommendations would help calm vehicular traffic and serve as more of a complete street so that all users of the roadway will be accommodated safely. Improvements like these will provide a greater sense of place for Campton, making it more of a destination than just a pass through community.



# Connectivity Through the Upper Village

Along NH 175 in the Upper Village, to improve connectivity, it will also be important to improve the safety within the area. To do so, our recommendation would be to replace and widen the sidewalks to a minimum of five feet wide, and to add a grass buffer where space exists. Also, improving the lighting within specific areas of this corridor would improve sight lines and overall safety. The addition of a pedestrian-friendly roundabout would be a signature visual element of the area that will calm traffic and eliminate the single light at the intersection. Multiple pedestrian crossings are recommended.

Near the roundabout, we recommend a pocket park for an unused parcel, which would provide a place for community events, and a little additional parking near the dam.



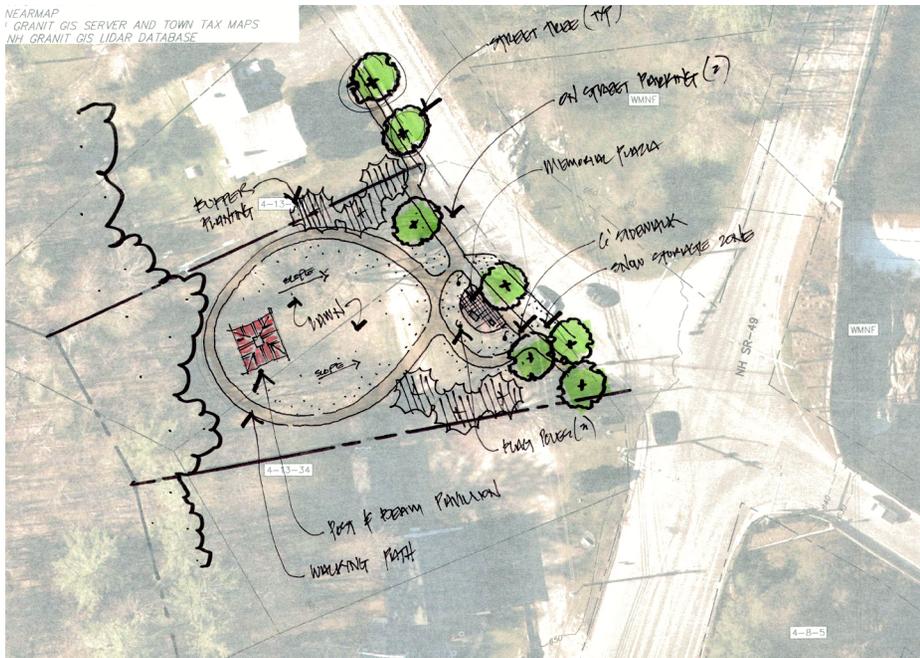
# Area 1: Upper Village – Pocket Park

## Pocket Park Provides Opportunities

Redevelopment in the parcel owned by the Town lends itself to enhance the community feel of the potential Upper Village area. Options include:

- Additional parking near the dam, being sure to make them ADA accessible
- Covered pavilion, such as a post and beam pergola structure for picnics/gatherings
- Possible space for outdoor community events
- Walking trail loop adds for more recreational opportunities
- Possibilities for a veterans memorial, potentially with flagpoles

Whatever the vision of the pocket park, it would serve as another space for residents, and it must be designed with the overall spirit of Campton in mind.



# Area 1: Upper Village – Single Lane Roundabout

## Single Lane Roundabout

Community members had several safety concerns at the traffic control signal located at the intersection of Route 49 and Route 175. The intersection alignment is skewed and does not provide any left-turn treatment. The geometric configuration paired with high-speeds on Route 49 have led to near misses and crashes, reported by business owners adjacent to the intersection.

A single lane roundabout could be designed to compensate for the skewed geometry, utilizing an elliptical shape. Roundabouts reduce fatal and serious injury crashes by nearly 90%, which would create a safer intersection for motorists and pedestrians alike. In addition to the intersection safety improvement, roundabouts make communities more walkable, and provide an excellent gateway treatment.

The local garden club does an incredible job planting flowers near the dam to beautify the intersection, however, pedestrians are discouraged from accessing this potential photo location due to lack of an established pedestrian crossing, and speeding traffic. A single lane roundabout would open up opportunities near the dam to create more of a village center, by reducing vehicle speeds and providing designated crossing locations for pedestrians. Removing the traffic signal would eliminate the need for the steel mast arms and traffic signal equipment, which currently obscure the mountain views beyond the Mad River.

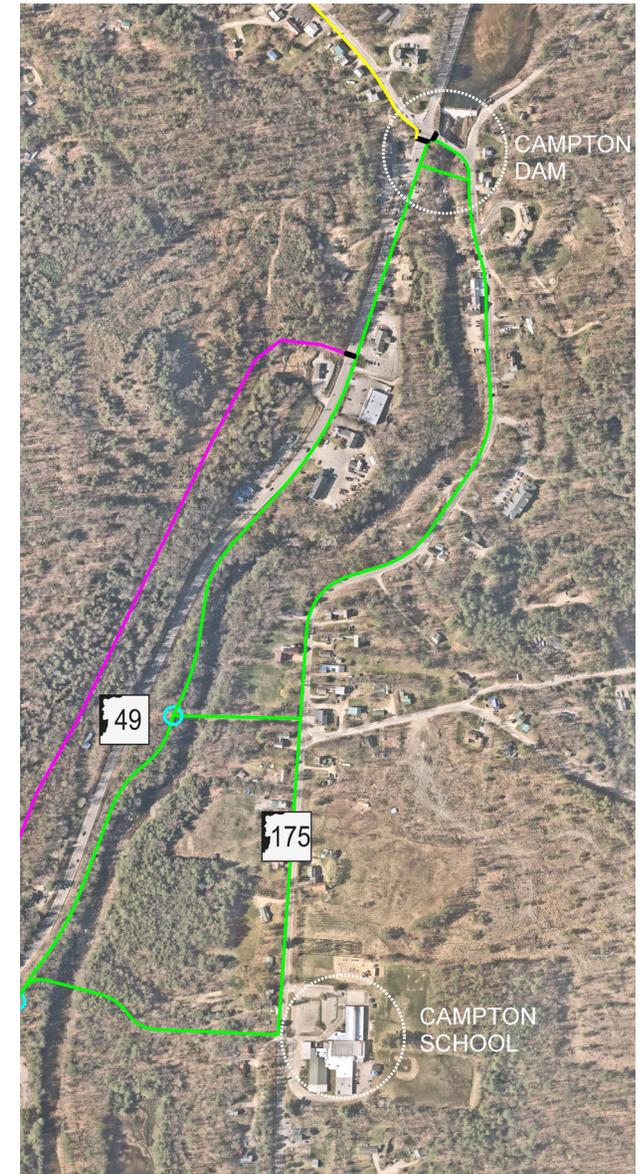


# Connectivity Throughout Campton - Over Mad River

Providing a defined pedestrian or bicycle route on either side of the Mad River between the Gateway Area and the Upper Village would improve connectivity and recreational opportunities. Ideally, this would be in the form of a shared-use pathway between Route 49 and the Mad River and enhanced sidewalks along Route 175 to create a loop. This type of public facility could increase community engagement where neighbors and families could see each other out for a walk or riding their bikes. Connecting the pedestrian path over the Mad River through a dedicated pedestrian bridge not only connects the path, but also transforms into a potential tourist destination, offering scenic views of the Mad River, and provides a safer and shorter route for children walking to Campton School. The Charrette team proposed the following potential locations to cross the Mad River, and connect the loop:

- Pedestrian bridge upstream or downstream of the Route 175 historic bridge site
- Connecting near Winterbrook Road where the existing DOT bridge abutments exist
- Creating a more apparent path across from the school through the woods to get over to Route 49

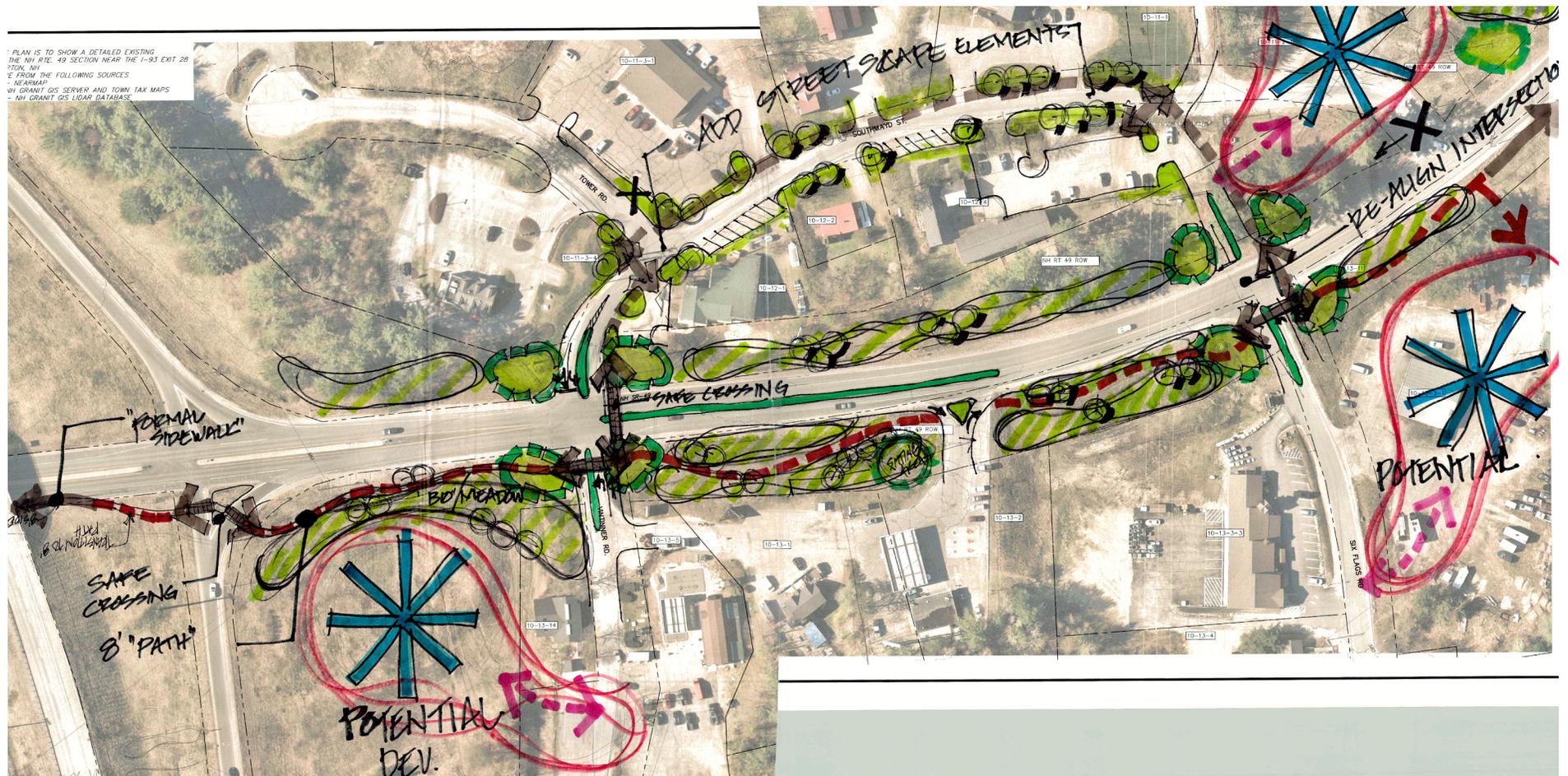
One of the pedestrian bridges could be built to look similar to the Blair Covered Bridge in Campton.



# Project Area 2: Gateway Area Connectivity

The Gateway Area could really benefit from more pedestrian and aesthetic improvements, including a stronger tree presence. The dashed red line could serve as an eight-foot-wide recreational path, which keeps users away from traffic and gives them easier crossing options. Intersections would have to be studied as a means to reduce the number of entrances and exits, and streamline how both traffic and pedestrians maneuver throughout the area. Native plantings, pavement markings, and new signage could also be added to make the area more welcoming.

The loop across the street would add streetscape elements to make more of a neighborhood feel. As designated by the asterisks, there are areas for potential development that can be examined to provide additional residential and/or commercial growth in the area.



# Project Area 2: Gateway Area Possible Roundabout



In addition, a Double Roundabout Option for improvements to the Gateway Area was explored.

The addition of vertical elements like trees coupled with the development of two roundabouts would really slow traffic through the area and provide safer areas for pedestrian crossing. This reduction in speed is critical, as currently when a vehicle comes off the highway, they turn onto the main road and with so much open space and lack of vertical elements and activity, it invites vehicles to maintain a higher speed. The implementation of trees and a meandering path maintains a common aesthetic, but also makes for safer while still allowing for views of the beautiful mountain in the distance.



# Project Area 2: Gateway Area Future Development

QUICK AIR OVERVIEW EXISTING CONVEYING  
SECTIONS THROUGH CAMPTON, NH FOR  
FOLLOWING SOURCES  
SERVER AND TOWN TAX MAPS  
AS LIDAR DATABASE



There is a great future development site (Tax Map 10-11-2-1) that could really bridge the gap of retail/commercial development with more residential opportunities as well.

- Retail/Commercial in right-of-way 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 to this approach include:

- Walkable community development
- Residential to support retail/commercial
- Shared parking to reduce pavement

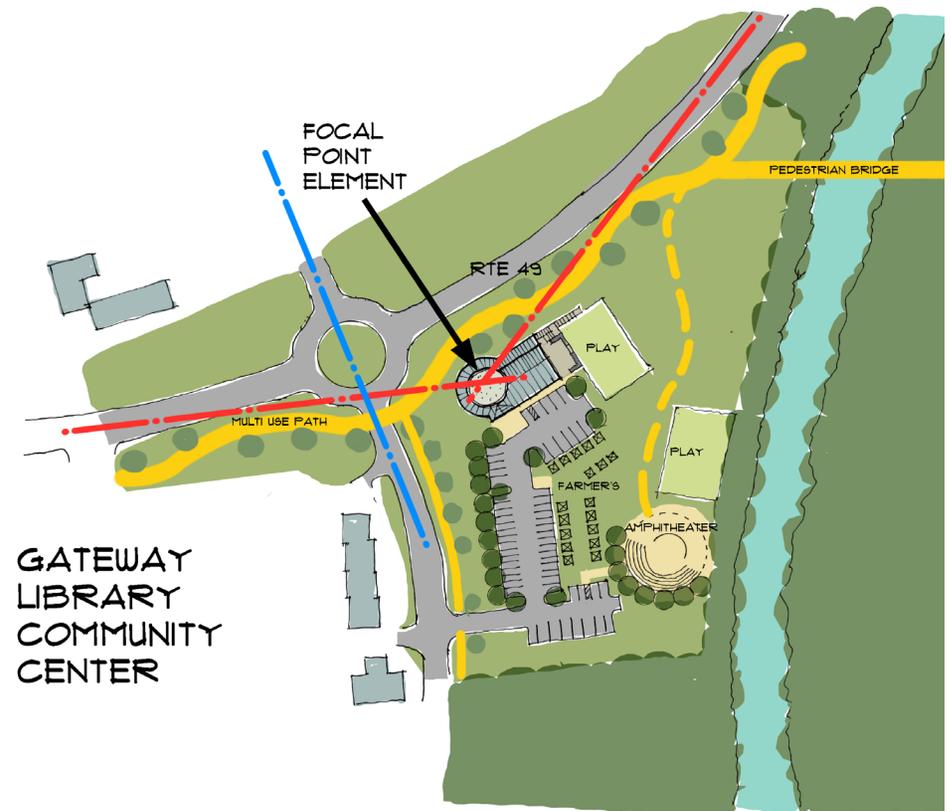
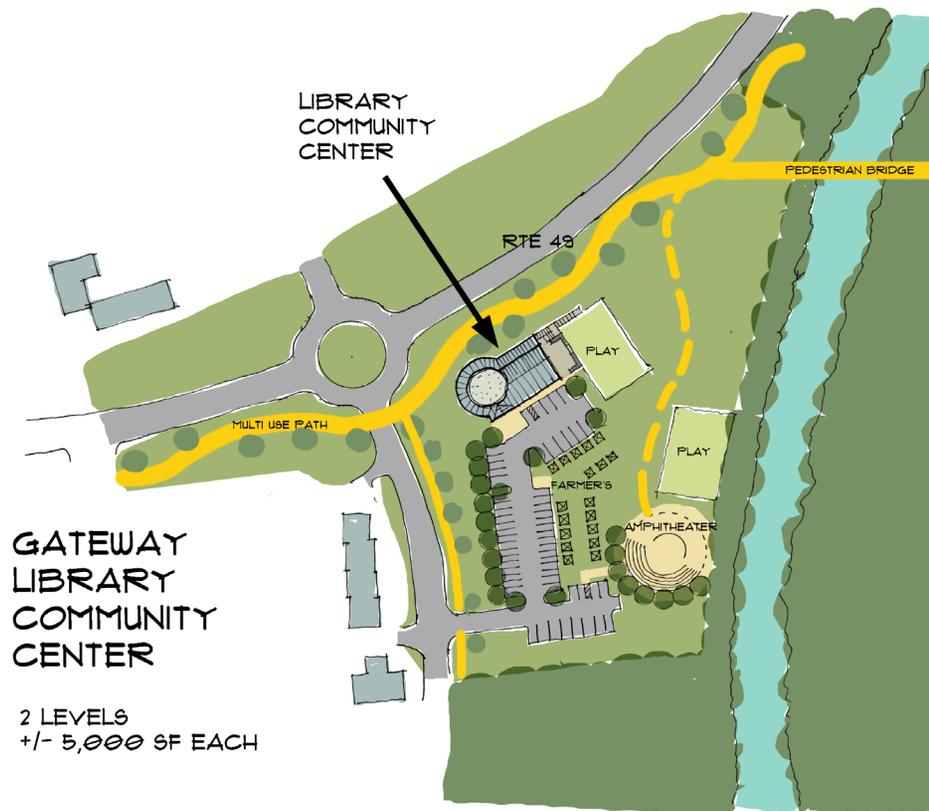
While current zoning may not accommodate what is wanted as currently written, developing a creative design that can create opportunities is always a good starting point. From there, working with the developer, the Planning Board, and other governing bodies, see if there are ways to improve upon what exists or what is allowed.

# Project Area 2: Library/Community Center

## Library and Community Center

This property could serve as a bookend to the Gateway Area at the opposite end of the highway, and would be a nice spot for a Library and Community Center. With varying levels of elevation, this actually creates a variety of opportunities within this small footprint to create a useful community center with parking, an amphitheater, play areas, a multi-use path, and even a potential pedestrian bridge. The building would be two stories, with one story housing the library, and the other housing the community center.

The building would be located right at the edge of the right-of-way, which would make it a focal point for travelers coming each way down Route 49.

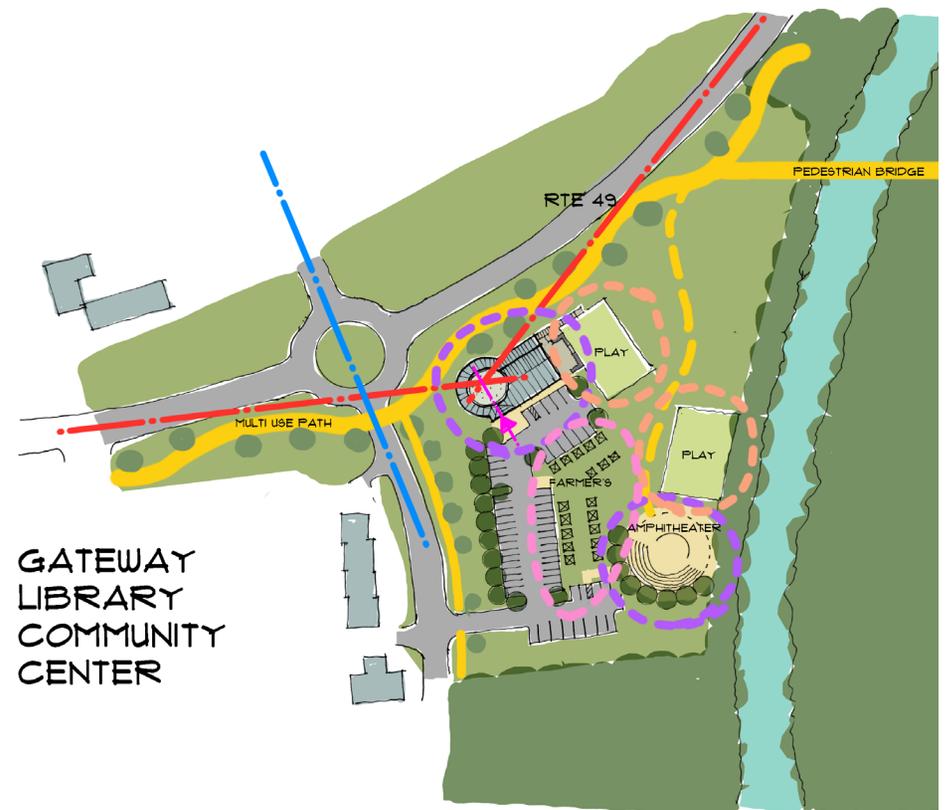
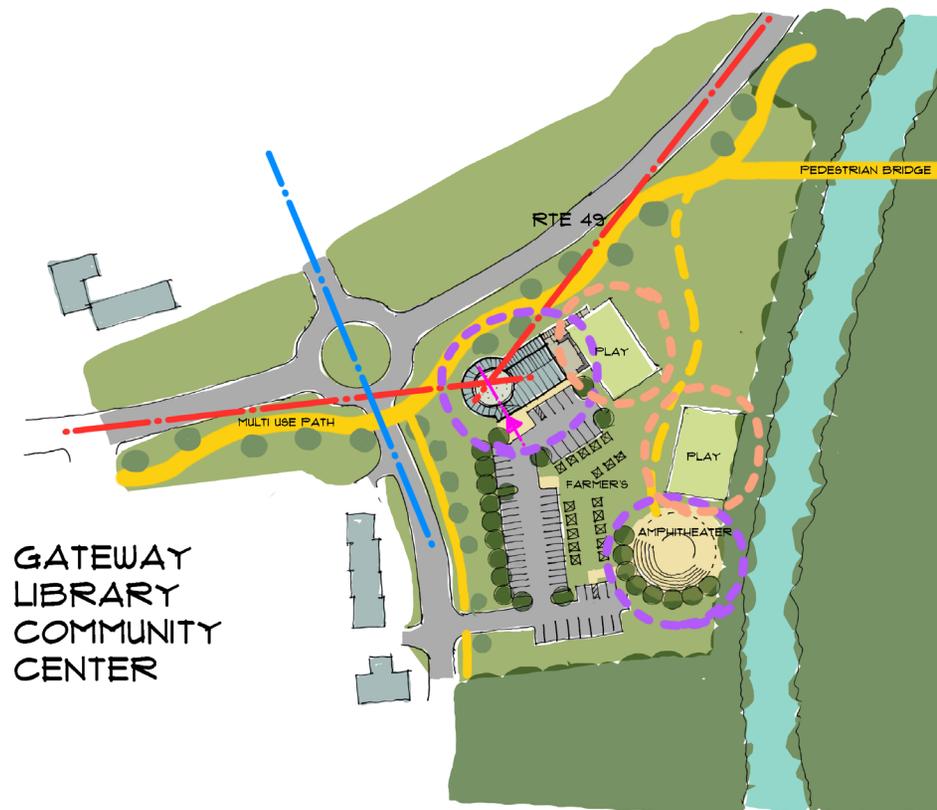


# Project Area 2: Library/Community Center

## Library and Community Center (continued)

On this site, there are many opportunities to utilize the space for outdoor activities, such as a playground or a play area. Since there is already pavement developed near the shoreland protection zone, development should not be a problem. An amphitheater or a potential gazebo would enhance the space and provide more opportunities for performances or community gatherings. Given the configuration of the parking and the green space, there is potential to give consideration to a farmers market should there be interest from community members.

Finally, a pedestrian bridge could be considered as a way to connect to the school, and provide a potential connection to more educational and community programming opportunities for students.

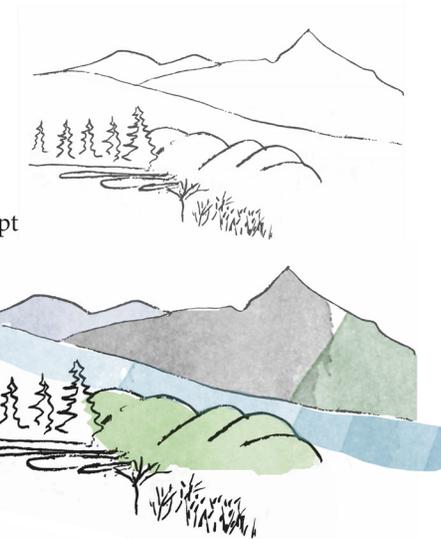


# Beautification Options - Signage and Wayfinding

## Maintaining Cohesion through Signage and Wayfinding

More signage that is reflective of the spirit of the town could provide a greater sense of cohesiveness throughout Campton. These elements can be introduced at the Gateway right off the highway and mimicked throughout the town for more connectivity and familiarity. It helps further establish an identity in Campton.

Additional human-scaled design elements such as lighting, banners, flower baskets, and wayfinding signage help further orient the residents and make them feel like more of a community. Improved lighting also provides enhanced safety benefits for pedestrians and vehicles alike. Human-scaled design elements clue in drivers that there are pedestrians potentially around, which causes them to be more cautious. This also provides opportunities to utilize banners to advertise community events, providing an informational element as well.



Signage, Logo, Creative Concept

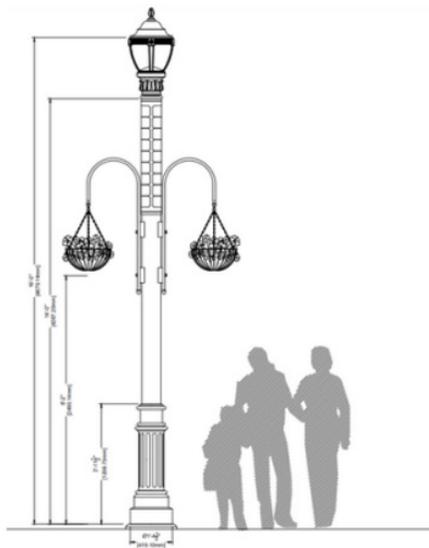


Figure 21: Example of decorative pedestrian-scale lighting that can increase feelings of safety and overall walkability.



# Beautification Options - In the Community

## Upper Village Park

The Upper Village Park could provide opportunities for active, local engagement.

Among the possibilities would be:

- Bandstand for summer concerts
- Parade gathering space
- Community film night
- Youth activities
- Community garden

These potential opportunities often build a greater sense of community pride.



## Markets and Fairs

The gravel lot located at Mad River Coffee Roasters is an ideal place for more attractions for visitors and locals alike. Imagine going to get a cup of your favorite coffee and then sticking around for a farmer's market, community art show, craft fair or antique/vintage market - there are many possibilities to bring folks together and even support local businesses.



## Community Art

Art provides opportunity for multigenerational engagement, creating art on trails, foot bridges, and other areas throughout the community.

Some examples include:

- Temporary and permanent art creation
- Poetry stamping, chalk art, painted and mosaic murals
- Partnerships with Plymouth State University, Museum of the White Mountains, Draper and Maynard Makerspace, etc.
- Funding! – NH State Council on the Arts



# Beautification Options - Engagement

## STEAM Curriculum in School

Keeping the youth of Campton connected to the community is important for current and future generations. One potential opportunity to strengthen the bond of the community's youth is to drive more STEAM (Science, Technology, Engineering, Arts, and Math) curriculum to further engage the younger generation in Town to connect with the local environment through education. Some possibilities include:

- Workshops within the natural environment (Mad River, Pemigewasset River, pollinator garden)
- Tie to science (local habitats, plants, wildlife, climate) and social studies (community history and culture)
- Engaging an Artist in Residence to creatively utilize the splendor of the community for educate youth

These ties to education and the local environment both strengthen the next generation's knowledge of the community and invoke a sense of pride in being from Campton, encouraging the long-term goal of staying around for years to come.



# Approach to Landscaping

Native plants are a good show of character in and of themselves—they work well in swaths, they are adapted to the existing conditions of the soil, sun, and weather conditions, and they provide food and habitat for the bird, insect, and animal species that co-evolved with these plant groups. When used in combinations with other native plants, in a system called a plant matrix, they become even more lush and vibrant.

The town of Campton municipal offices exemplify the use of native plants. These plants are used in ways that can be mimicked throughout other development schemes, including: planted berms, focal points, and roadsides/pathways. The berm between the railroad tracks and municipal office, for example, are loaded with native grasses, shrubs, and trees, which require little maintenance, ease the developed space, and mimic the natural environment.

The Garden Club and Highway Department are doing an outstanding job maintaining the Campton public spaces. The Dam planter and the “trough” garden, located past the Campton Cupboard, are intricate and vibrant reminders of the town’s pride and involvement. The following suggestions for native plants are ways to augment the beauty you’ve already started cultivating.

***Being intentional about the plants you allow in developments, roadsides, and municipal buildings will provide long-term benefits to the Town.***

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

There are a plethora of native plants that will work well in this region. Many already exist, like the Little Bluestem grass that can be seen on the side of the road. Goldenrod is not a weed!

# Landscaping Maintenance and Care

**Plant List:** From low groundcovers, grasses, perennials, shrubs, trees, and overarching canopy – here’s a list of species to get you started:

**Groundcovers:** Native Strawberry, *Fragaria virginiana* and Bearberry, *Arctostaphylos uva-ursi* both make a healthy carpet.

**Grasses** to attract Bobolinks – a migratory bird – include: Switchgrass, *Panicum virgatum*, Purple Lovegrass, *Egrotis spectabilis*, and Little Bluestem, *Schizachyrium scoparium*.

**Perennials** in the Asteraceae and Dogbane family pollinators like Black-Eyed Susan and Milkweed.

**Shrubs** working to establish in colonies include Sweetfern, *Comptonia peregrina*, are found in gravelly soils—like the kind you have here.

**Small trees** like Staghorn Sumac, *Rhus typhina*, have prominent red seed buds in the fall.

Tall trees, such as Quaking Aspen, *Populus tremuloides*, grow to be large, reseed, and feature nice white bark.

**Plant Applications:** Each type of plant can be used to accommodate the types of developments we’re recommending to the town: Roundabouts, roadside/trailsides, municipal/commercial buildings, and open spaces like parks are the four categories I focused on. Sumac is one of many center roundabout or berm planting colonizers – because they stay below 3’ high. Quaking Aspen are excellent roadside trees, and Pin Cherry is an excellent scaling plant for tying new developments to the ground. As mentioned earlier, Little Bluestem and Purple Love Grasses are nice along roads and trails.

**Landscape Settings:** We are promoting a roundabout, the Gateway (a greenway trail-system/commercial zone), municipal and commercial development/open space, and new Community Center spaces. A meadow-type approach to planting will work with some of these designs. There are specific recommendations that will accelerate naturalization of these outdoor areas.

**Maintenance:** Once a plant system is established there must be seasonal maintenance. Weeding – even meadows need to be weeded in the spring and in the fall. Pull the species you didn’t plant, like Crabgrass and Artemesia. Remove invasive species. Pick up trash – both from the planted areas and the tree boxes. Use a hand tool to agitate the tree boxes and loosen the soil so air can get to the roots. Prune the deadwood in the winter and pick up stick debris in the spring.

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 establish, then selectively thinned over time Community Center/ Upper Vil -Let meadow plants to reseed



**Mowing:** Many meadows should only be mowed once per year. Plants along the trails should be planted with low-grasses along the edges, and taller grasses/perennials away from the edge of the road/trail. The later you mow, the more food you leave for pollinators and migratory birds, which nest in meadows.

# Economic Development Approaches

## 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



## Rejoin the Central New Hampshire 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 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.

## Tax Relief Incentives and Credits

- RSA 79-E Community Revitalization Tax Relief Incentive
- RSA 162-N Economic Revitalization Zone

# Economic Development Funding Possibilities



Funding is always going to be a key in the future development of the Town. There are grants and other funding opportunities that can drive Campton to see some of their visions become a reality.

## **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.

## **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.

## **Additional Transportation Funding Opportunities**

- Transportation Alternatives Program (TAP)
- Congestion Mitigation Air Quality (CMAQ)
- Safe Streets for All (SS4A)
- Highway Safety Improvement Program (HSIP)



# Visioning for the Future: It is Up to You!

Campton is a wonderful town that deserves to be known as more than just a gateway to the White Mountains. Greater connectivity and improved amenities will inspire residents to explore all that makes Campton great, while inviting visitors to learn about the opportunities in the area. Campton's residents are passionate and caring. Drive to find ways to improve the safety, accessibility, and overall living conditions without disrupting the charm and character of the community. How you choose to do that is up to you. This report provides recommendations, not mandates or have-tos. They are for you to explore, evaluate, and discuss, but ultimately, the choice of where to take Campton is up to its residents.

Here are some ways to keep progressing from vision to implementation:

- 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



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



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