

# Village of Campton Hills Comprehensive Plan

Public Meeting #3 Summary

November 17, 2011



# Public Workshop #3 Summary

## Village of Campton Hills Comprehensive Plan

November 17, 2011

### Meeting Summary

On November 17, 2011, the third public meeting for the Campton Hills Comprehensive Plan update was held at Wasco Elementary School. The purpose of the workshop was to present and gather input from the public on land use and Village Center development scenarios.

Four land use scenarios and two Village Center scenarios were presented to the public, followed by idea stations where feedback and responses were gathered. During the open house-style idea stations, participants were encouraged to provide the following input for the scenarios:

1. Place one gold star on the scenario that you prefer.
2. How well does each scenario meet the Village Principles, from 1 (does not meet the Principle) to 5 (fully meets the Principle.)
3. What do you like about this scenario?
4. What do you dislike about this scenario?
5. How could this scenario be improved or changed to better represent your vision for the future of the village?
6. Additional comments

The input gathered at each of the idea stations are summarized on the following pages.



## Scenario #1 - 12 Stars

### Map Comments

- There is floodplain north of intersection of Silver Glen and Burlington Road

### Alignment with Village Principles

- See graphic

### Likes

- open space, low density, low impact, preservation of recharge area, retains agricultural setting

### Dislikes

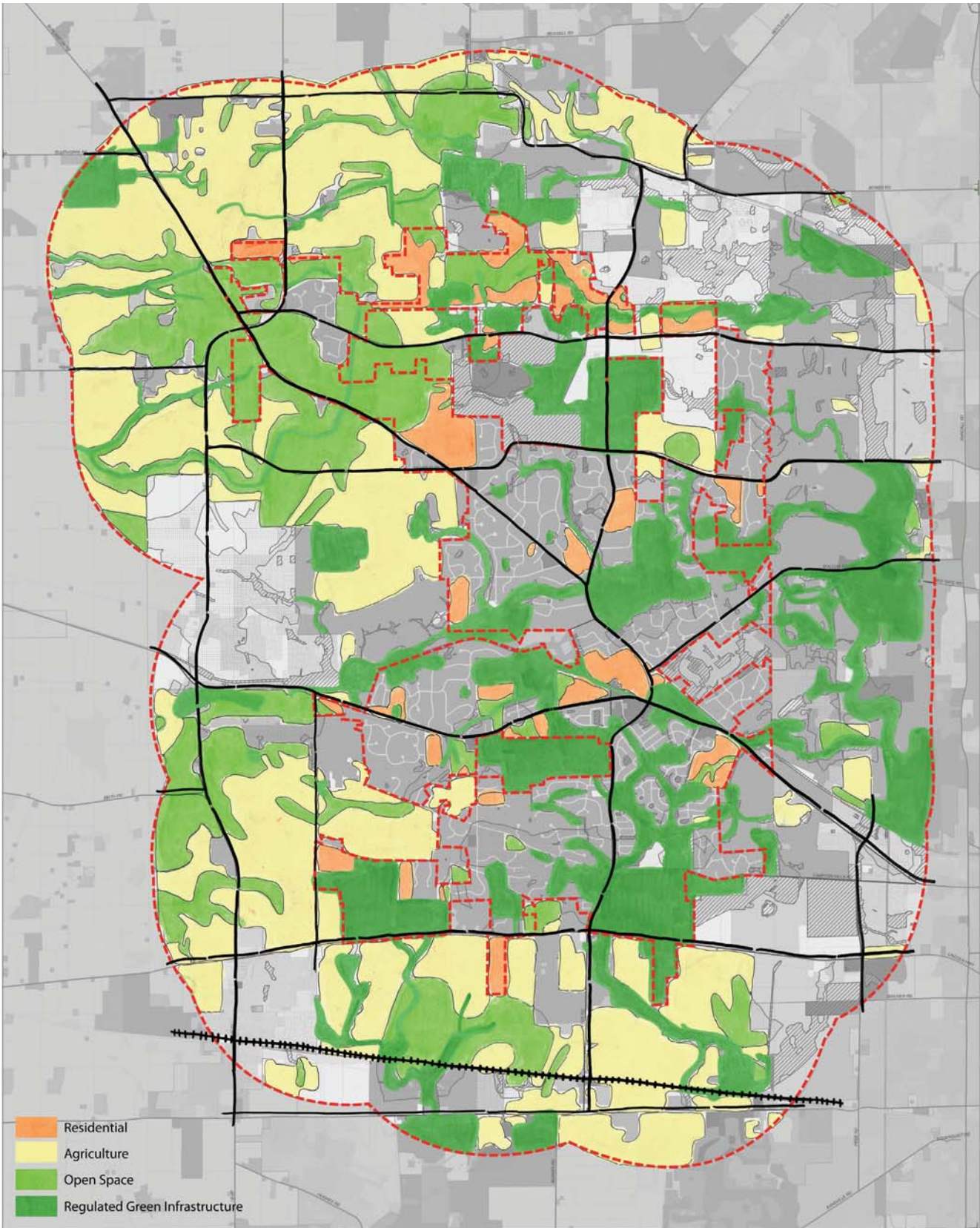
- No Village Center
- Dittman @ Silver Glen has too many water issues due to headwaters of a creek (c.1840). Subdivision to east has major water issues (drainage) where some yards become 'lakes' and the road floods after major storms. County put in new culverts and regarded, but there are still some issues. This subdivision was a court-ordered build due to flood issues; the county said no development, the court allowed development

### How could it be changed or improved?

- No comments

### Additional comments

- Pretty good but Scenario #4 is better



**SCENARIO NOTES**

- This scenario prioritizes acquisition of land and/or conservation easements to maintain green infrastructure as open space, and preserves undeveloped land outside Village limits as agriculture
- Undeveloped parcels within current Village limits planned as residential are calculated at the same density and development pattern as existing larger-lot subdivisions

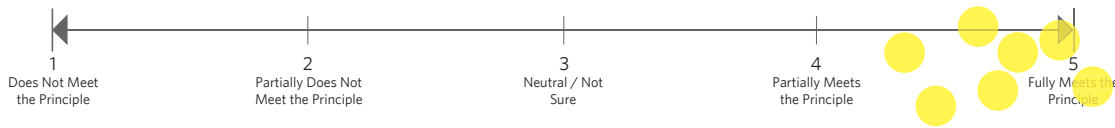
# Campton Hills

## Land Use Scenario #1

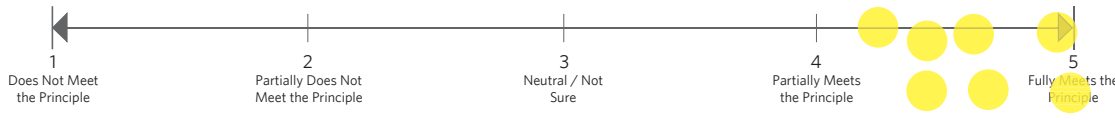
# SCENARIO #1: ALIGNMENT WITH VILLAGE PRINCIPLES

Dot vote on whether the scenario meets each Village Principle.

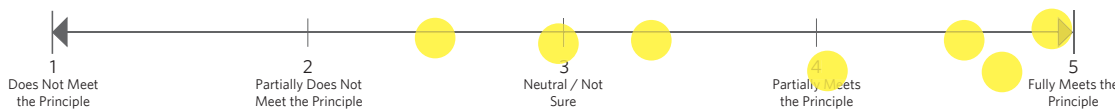
Does this scenario preserve the Village's natural, cultural, historic, and rural resources and character?



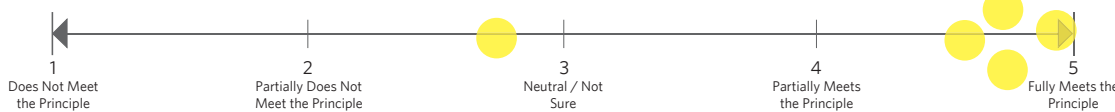
Does this scenario preserve and protect open space, natural resources, and green infrastructure?



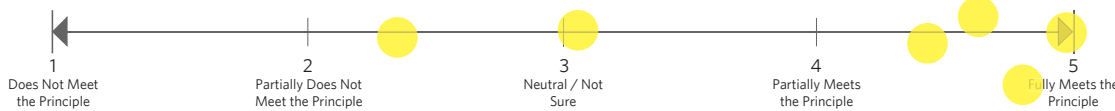
Does this scenario preserve and protect surface and groundwater resources?



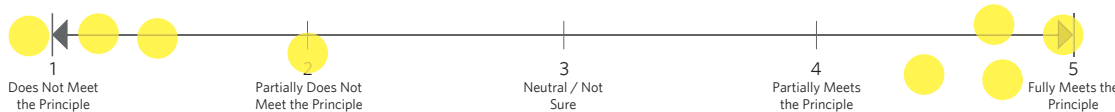
Does this scenario preserve and protect agricultural land, uses, and character?



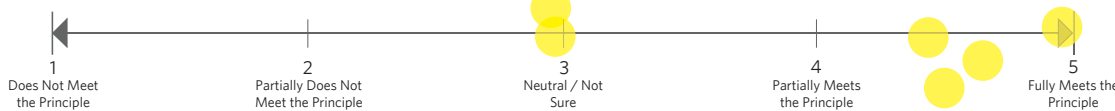
Does this scenario provide for a diversity of new high-quality homes and neighborhoods?



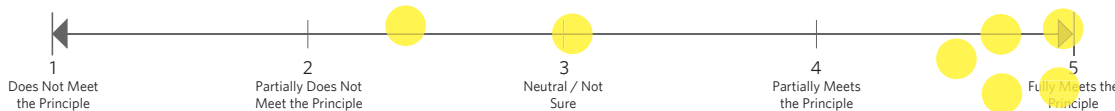
Does this scenario provide mixed-use Village Centers that reinforce the Village's best character attributes?



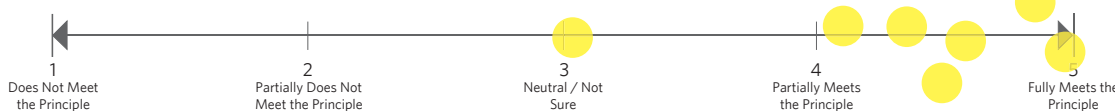
Does this scenario provide transportation options to Village residents?



Does this scenario provide suitable services and facilities in a fiscally responsible way?



Does this scenario provide managed change aligned with community vision, priorities, and values?



## Scenario #2 - 0 Stars

### Map Comments

- There is floodplain north of intersection of Silver Glen and Burlington Road
- No commercial at Rt.47 and Burlington Road
- No Village Center

### Alignment with Village Principles

- See graphic

### Likes

- No comment

### Dislikes

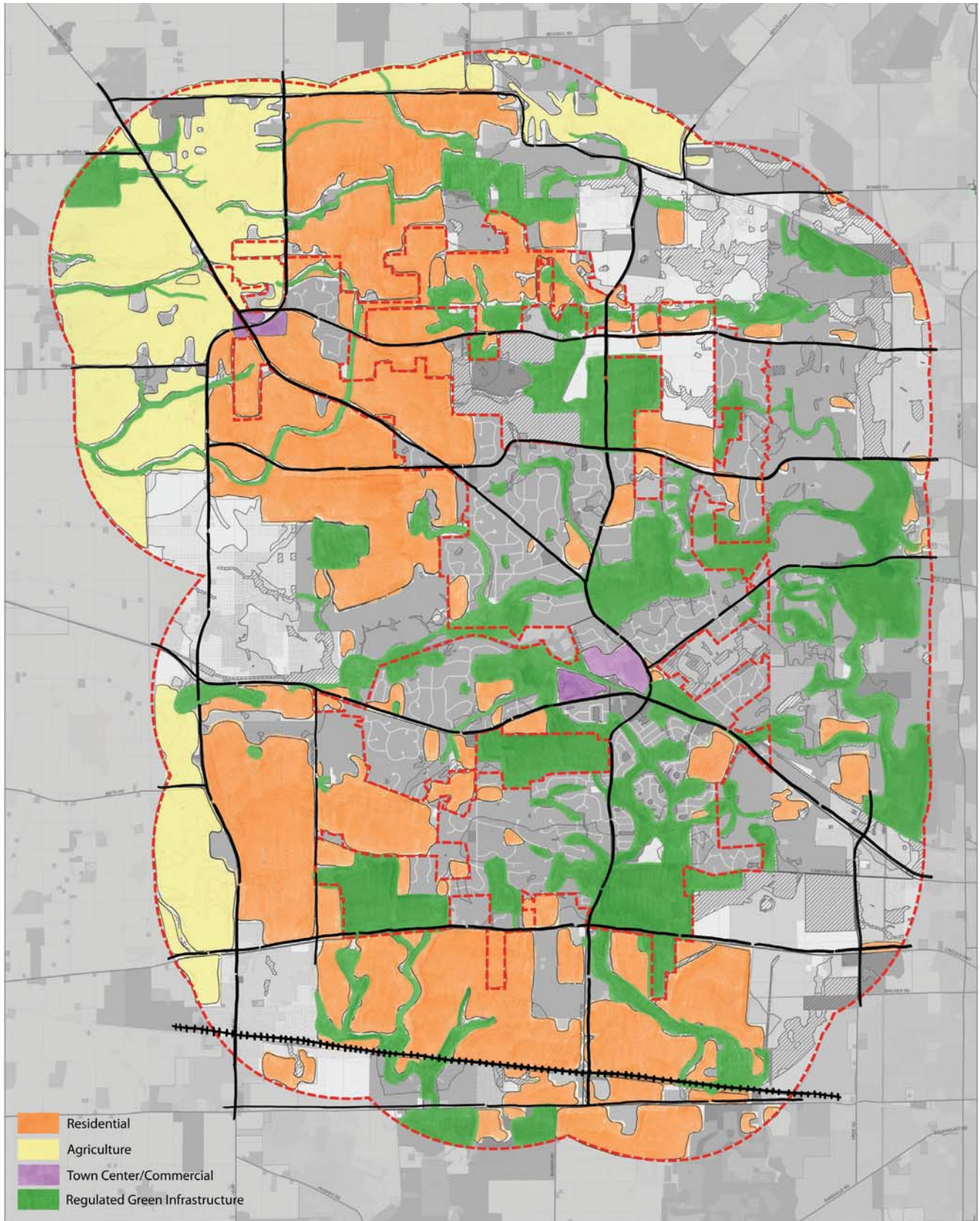
- Does not utilize clustering
- Places commercial use in recharge area; want commercial density in Wasco area; too much residential; lacks open space
- No need for Village Center, and inconsistent with the 'spirit' and character of Campton Hills. No commercial at Rt47 and Burlington, is inconsistent and incompatible with recharge area
- Too much residential, not enough agriculture

### How could it be changed or improved?

- Cut residential by 95%
- Increase agricultural, decrease residential

### Additional comments

- Too many people



**SCENARIO NOTES**

- Assumes expansion of low-density residential uses both within current Village limits and west to Route 47
- Preserves agriculture within planning area west of Route 47
- Includes commercial centers adjacent to Wasco and at the Route 47/Burlington Road intersection

# Campton Hills

## Land Use Scenario #2



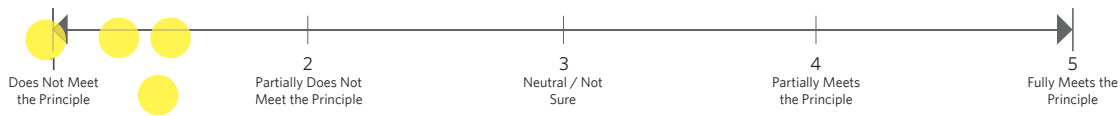
Conservation Design Forum

Sponsored by the U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Regional Planning Grant Program.

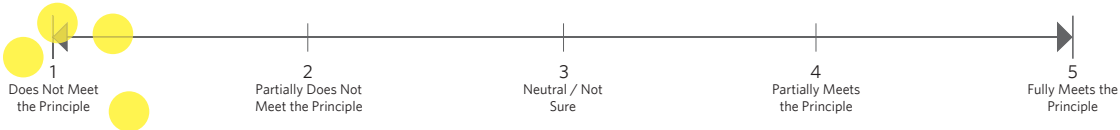
## SCENARIO #2: ALIGNMENT WITH VILLAGE PRINCIPLES

Dot vote on whether the scenario meets each Village Principle.

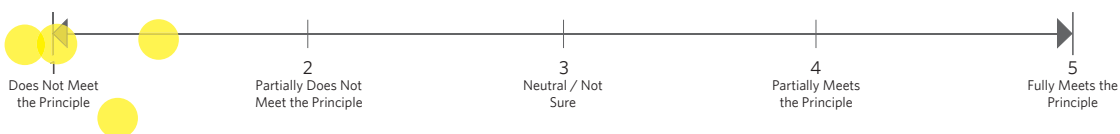
Does this scenario preserve the Village's natural, cultural, historic, and rural resources and character?



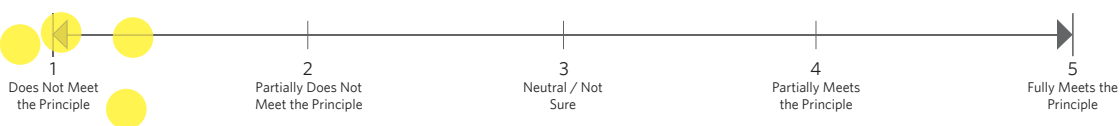
Does this scenario preserve and protect open space, natural resources, and green infrastructure?



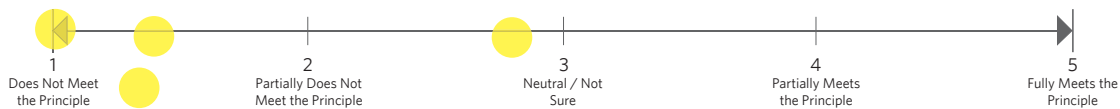
Does this scenario preserve and protect surface and groundwater resources?



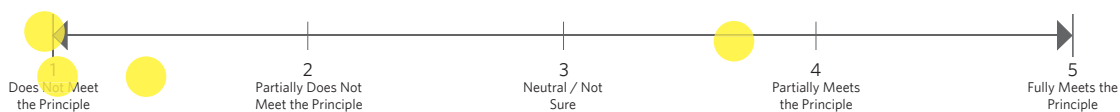
Does this scenario preserve and protect agricultural land, uses, and character?



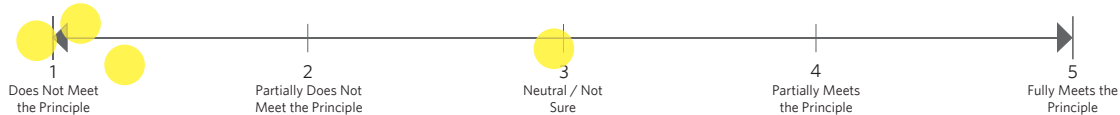
Does this scenario provide for a diversity of new high-quality homes and neighborhoods?



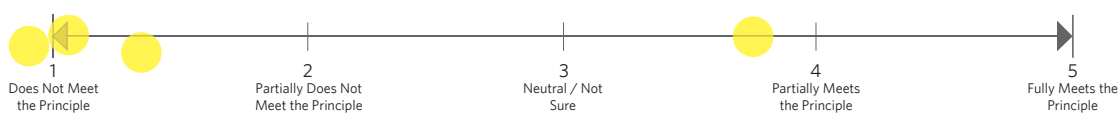
Does this scenario provide mixed-use Village Centers that reinforce the Village's best character attributes?



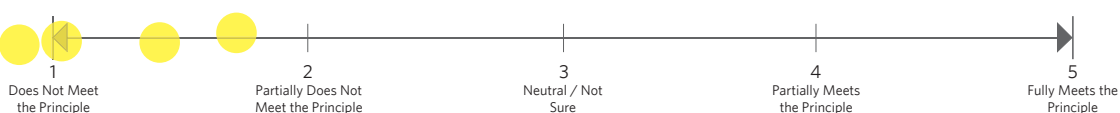
Does this scenario provide transportation options to Village residents?



Does this scenario provide suitable services and facilities in a fiscally responsible way?



Does this scenario provide managed change aligned with community vision, priorities, and values?



## Scenario #3 - 0 Stars

### Map Comments

- There is floodplain north of intersection of Silver Glen and Burlington Road
- No change, no commercial at Rt.47 and Burlington Road
- No Village Center

### Alignment with Village Principles

- See graphic

### Likes

- Conservation neighborhood concepts, clustering to protect special and unique areas
- Using larger business / residential property for landscapes, truckers, etc. to leave big equipment, like places along Rt64 near Rt47
- Preserve water recharge, no building

### Dislikes

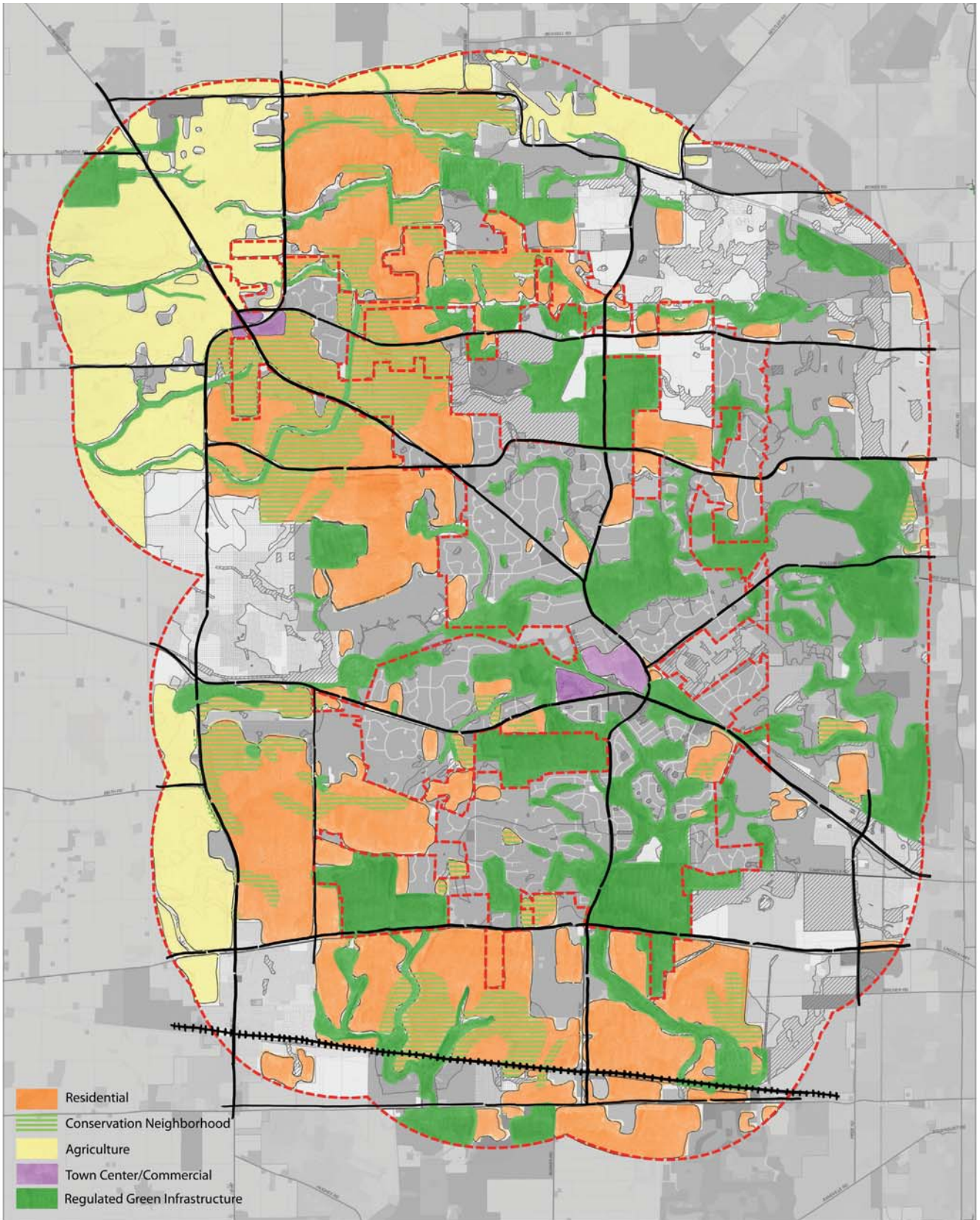
- Would like more agriculture/farming remain in area east of Rt47
- Connect agricultural areas for sustainable farming to give back to the community and for others to be involved or lease areas which property owners don't want to sell. Ask people to be involved and not take advantage of established residents and farmers
- Too much residential on the periphery (too close to ag land)
- Village center
- Idea of conservation neighborhood not clearly defined
- Too much residential, not enough agriculture

### How could it be changed or improved?

- Increase agricultural, decrease residential

### Additional comments

- Too many people



- Residential
- Conservation Neighborhood
- Agriculture
- Town Center/Commercial
- Regulated Green Infrastructure

**SCENARIO NOTES**

- Assumes expansion of low-density residential both within current village limits and west to Route 47; utilizes "conservation neighborhood" approach to preserve green infrastructure
- Preserves agriculture within planning area west of Route 47
- Includes commercial centers adjacent to Wasco and at the Route 47/Burlington Road intersection

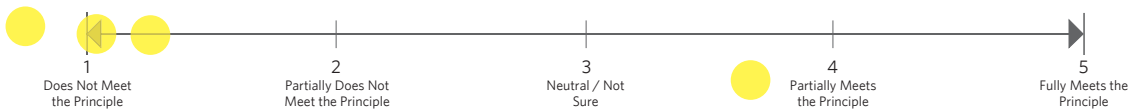
# Campton Hills

## Land Use Scenario #3

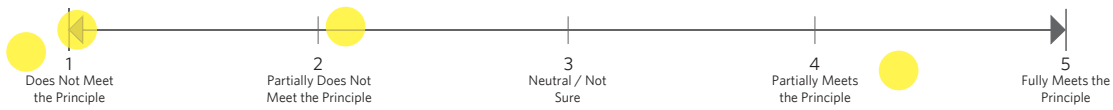
### SCENARIO #3: ALIGNMENT WITH VILLAGE PRINCIPLES

Dot vote on whether the scenario meets each Village Principle.

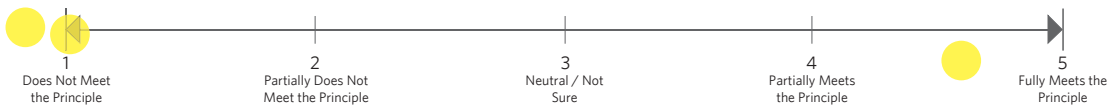
Does this scenario preserve the Village's natural, cultural, historic, and rural resources and character?



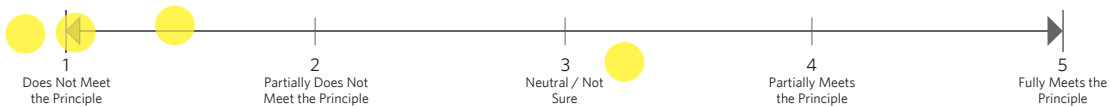
Does this scenario preserve and protect open space, natural resources, and green infrastructure?



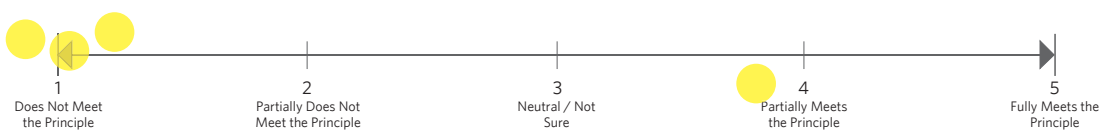
Does this scenario preserve and protect surface and groundwater resources?



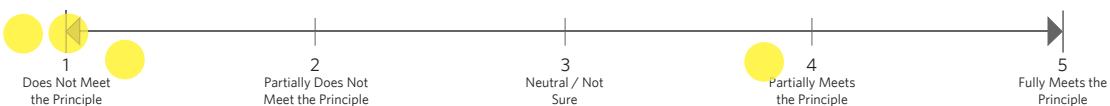
Does this scenario preserve and protect agricultural land, uses, and character?



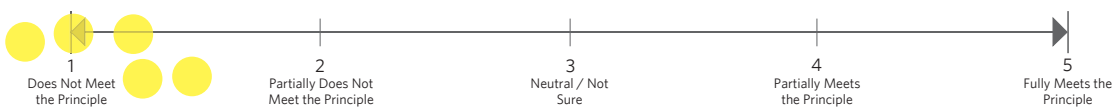
Does this scenario provide for a diversity of new high-quality homes and neighborhoods?



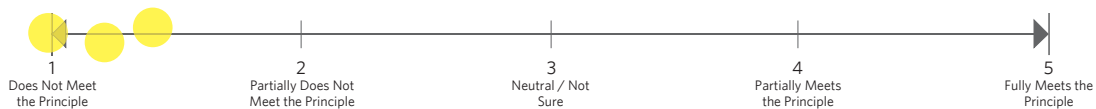
Does this scenario provide mixed-use Village Centers that reinforce the Village's best character attributes?



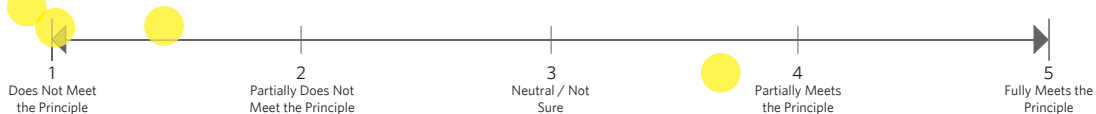
Does this scenario provide transportation options to Village residents?



Does this scenario provide suitable services and facilities in a fiscally responsible way?



Does this scenario provide managed change aligned with community vision, priorities, and values?



## Scenario #4 - 14 Stars

### Map Comments

- There are flood problems north of intersection of Silver Glen and Burlington Road
- No change, no commercial at Rt.47 and Burlington Road
- No Village Center
- No commercial along Burlington

### Alignment with Village Principles

- See graphic

### Likes

- Good concentration of business, higher density. Conservation requirements, but allowing development

### Dislikes

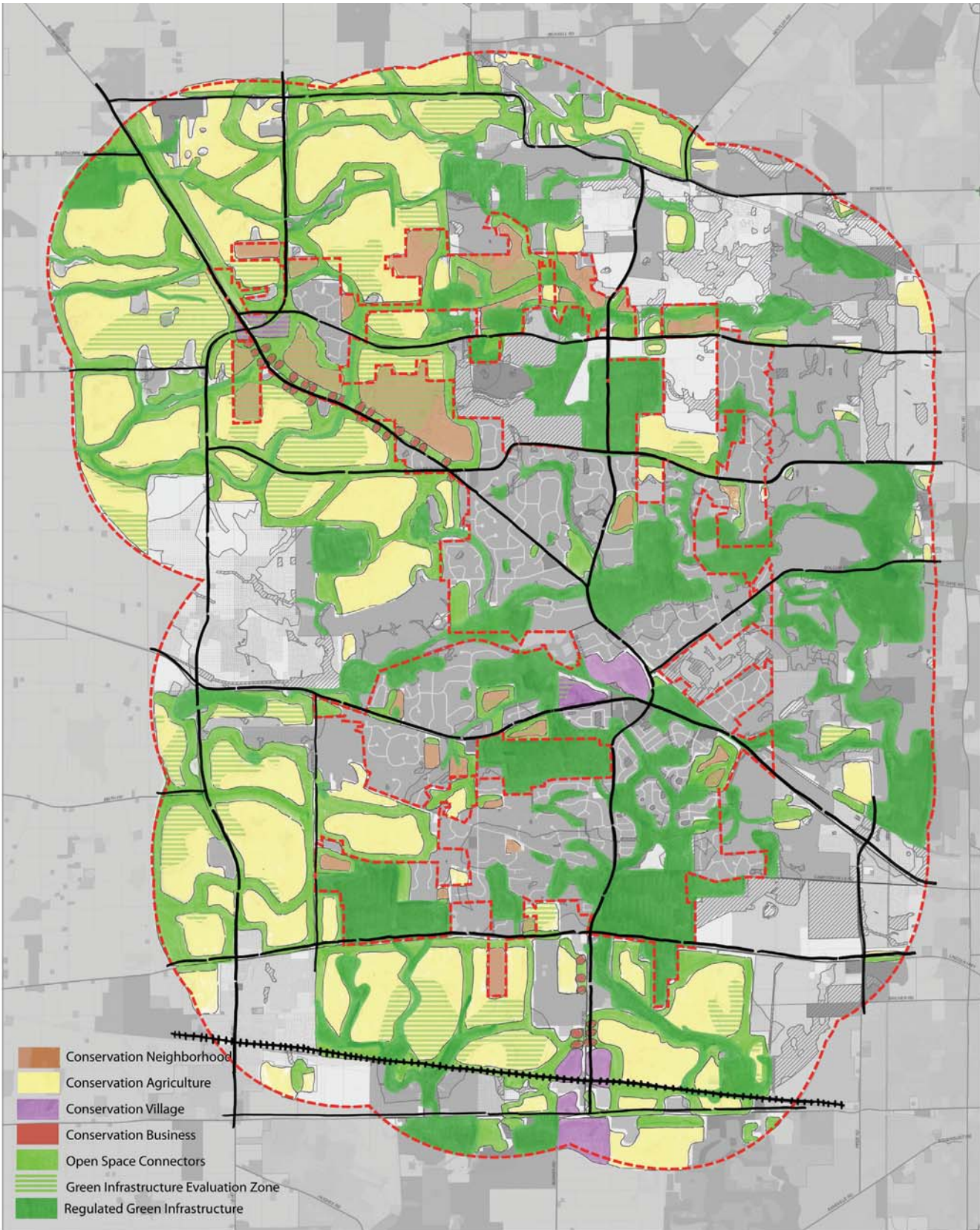
- Get rid of commercial located on Burlington, keep country road, bikes. Focus retail/commercial in Wasco.

### How could it be changed or improved?

- Get rid of Burlington commercial
- Create open space strips between “Village” area and main roads to create better transition visually (see Hilton Head, So Carolina)

### Additional comments

- In my view population of 14,000 will not support and in fact detract from business ventures elsewhere. The business development at Rt47, Burlington, and McDonald is a bad idea.
- Must encourage controlled commercial/business areas to broaden the tax base. Rt47 and Burlington is an excellent intersection to do this, remembering the necessity to preserve aquifers.
- Use vacant buildings, farms, etc. for business, charter school, or specialties – like cooking school (as already available), dance, extension, classes, after school, transitional living for elderly or court.



- Conservation Neighborhood
- Conservation Agriculture
- Conservation Village
- Conservation Business
- Open Space Connectors
- Green Infrastructure Evaluation Zone
- Regulated Green Infrastructure

**SCENARIO NOTES**

- Prioritizes acquisition of land and/or conservation easements to maintain green infrastructure as open space; open space buffers connect along roads, rivers, and existing natural areas
- Undeveloped land outside Village limits becomes conservation agriculture
- Undeveloped land inside Village becomes conservation neighborhood
- Conservation villages and business district along major intersections

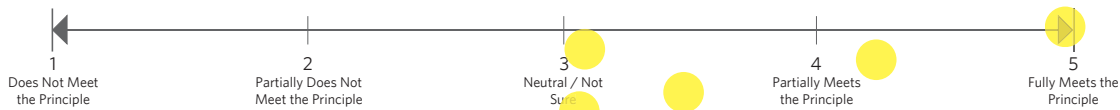
# Campton Hills

## Land Use Scenario #4

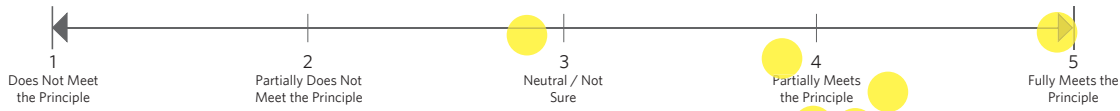
## SCENARIO #4: ALIGNMENT WITH VILLAGE PRINCIPLES

Dot vote on whether the scenario meets each Village Principle.

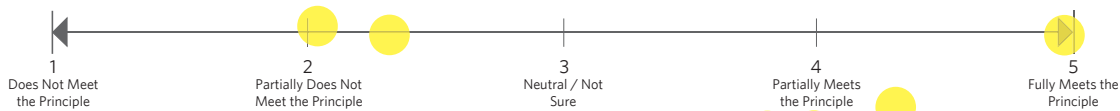
Does this scenario preserve the Village's natural, cultural, historic, and rural resources and character?



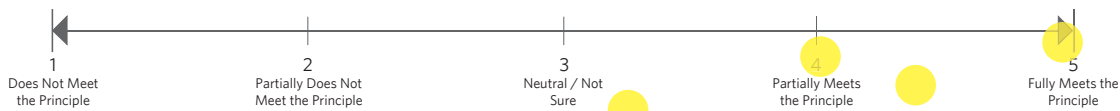
Does this scenario preserve and protect open space, natural resources, and green infrastructure?



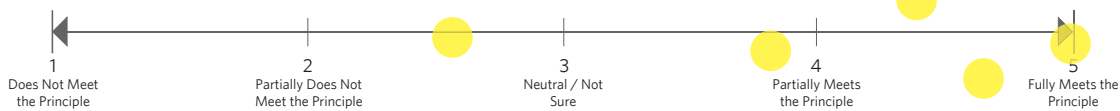
Does this scenario preserve and protect surface and groundwater resources?



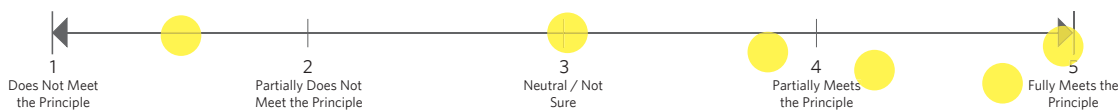
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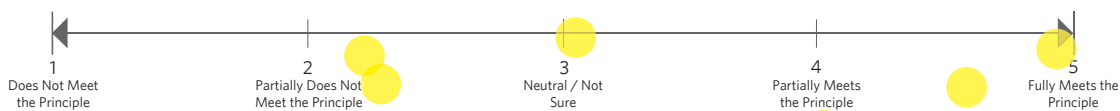
Does this scenario provide for a diversity of new high-quality homes and neighborhoods?



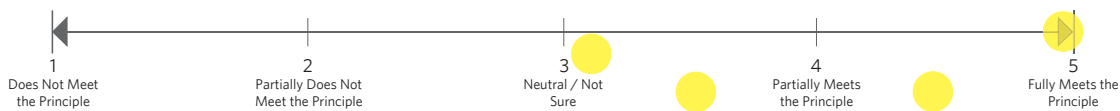
Does this scenario provide mixed-use Village Centers that reinforce the Village's best character attributes?



Does this scenario provide transportation options to Village residents?



Does this scenario provide suitable services and facilities in a fiscally responsible way?



Does this scenario provide managed change aligned with community vision, priorities, and values?

