



42

43 Density wise, this is almost an acre per unit using all 269 acres. The closest campsite  
44 to Rocky Pond is approximately 1,700 feet, almost a third of a mile away and is 95 feet  
45 vertically in elevation from Rocky Pond. The closest site to Route 106 is approximately  
46 570 feet and is 62 feet higher from 106. You won't see this campground from Route  
47 106.

48

49 Tim discussed public water supply that will be constructed in the first phase. They'll drill  
50 one and see how it works and decide if they need a second well. They need to get the  
51 site approved, then the water, then the system approved. You need to have a licensed  
52 operator for the water system which the State oversees. The water system for the sites  
53 gets blown out and shut down in the winter. They may leave water on for the office and  
54 recreational building so they can do maintenance work.

55

56 The sewer system will be a little over 8,000 gallons per day. It may be broken up into  
57 smaller fields and disperse it around the park.

58

59 The storm water requires an alteration of terrain permit (AOT). It is very involved and  
60 they will go through all of the new required steps since 2008.

61

62 Hillary asked where this lies in relation to the aquifer district. She is wondering if any of  
63 the property is included in the aquifer district. Tim will check into that and get back to the  
64 Board.

65

66 Hillary asked if they will be using permeable surfaces on patios. Tim said they are  
67 looking into it and it looks like the best solution, at least for every few sites. It's a great  
68 way to minimize their footprint and avoid a large retention facility on site. That is still  
69 being looked in to.

70

71 Tyson asked if they anticipate refueling vehicles and Tim said probably only for  
72 equipment only, in very small amounts.

73

74 Tyson asked about a cistern for fire protection. Tim said they haven't gotten there yet  
75 and that will probably come up with the fire department. They certainly recognize they  
76 need to meet with the fire department at some point.

77

78 Tim ended his presentation and took questions.

79

80 Tyson reminded Tim the Board will want to see the rules and regulations for the  
81 campground at the time of their application.

82

83 Hillary asked about noise level and the possibility of the Board using its own consultant  
84 for the sound issue. Art said our consultant will look at all these issues. She mentioned  
85 ATV noise. Tim said no ATV's are allowed. There will be day activities and may be a  
86 folk band but nothing amplified in the pavilions. Hillary asked about loud speakers. Tim  
87 said maybe something for emergency announcements but that is all he is aware of. Tim

88 said their sound consultant will go to an existing campground and check to see what  
89 other campgrounds have and do base studies with that model.

90

91 Joshua asked if there is a campground in the area he could visit that may be similar.  
92 Tim said there really isn't any like this but possibly look at Cold Springs Campground in  
93 Weare. It's a little bigger than this one, but has all the same facilities and mixed uses of  
94 RV's, tents and cabins. Their density is much higher than this and in a residential  
95 neighborhood.

96

97 Trash and recycling was discussed. Jim thinks most members on the Board would in  
98 favor of seeing a good recycling program there. Tim said they will definitely have those  
99 conversations. The Schmidt's' would definitely be in favor of that.

100

101 Joshua asked how far a campsite is from Ames Road. Tim said it is the same elevation  
102 as Ames Road and is probably about 100 feet. There will be a lot of landscaping in that  
103 area. He asked about the access road to Ames Road and also asked about the ability  
104 to get from the Pond to this facility.

105

106 Tim said they are not proposing access to Ames Road at this time and even if they do  
107 eventually, it would be a minor use. If anything, they may propose to use it strictly as an  
108 emergency access with a Knox box, which is a fire department locking system that they  
109 would have a key to. It's a responsible thing to do from a safety standpoint.

110

111 Kent asked what the schedule is. Tim said they are putting as much pressure on him as  
112 possible to get construction going. He's thinking two months to apply for Site Plan  
113 Review. Tim said construction would likely start, pending approvals, and they would  
114 love to be open for the 2016 season. If they can start this fall and get through all the  
115 processes, they will.

116

117 Hillary said she would like a site visit prior to site plan review. Tim said it's not posted,  
118 nothing is laid out though, but anyone is welcome to go look at the property. He said if  
119 you follow the woods road you'll get a sense of it. Tim said if the Board wanted to go as  
120 a group, we could continue this process and he could bring the Board out.

121

122 Jim asked if there's anything left for the design phase. Tim would like to leave it open in  
123 case the Board needs further information.

124

125 The Board and Tim agreed it would be a good idea to continue this into next month and  
126 if it's not needed, it won't be added to the agenda. The public will know by reading the  
127 agenda that is posted and emailed.

128

129 Tim said if they end up being able to set something up to post items online, he wants  
130 the residents to check with the Board for definite information. He doesn't want people  
131 relying on any website he posts for official information. The Board will have all official  
132 information.

133

134 Aaron Roy asked about the site plan being different than the last meeting. He asked if  
135 there is access to this one. Tim said every step forces changes and this is only the  
136 design process. It will be changing right up until they submit for Site Plan Review. They  
137 will post those plans for everyone to have access to at that point. Aaron wanted to  
138 review this plan tonight. Tim wanted to remind everyone that it is a draft.

139

140 Carol Drew asked about the natural rereserve zone and if it is being considered in the  
141 whole unit. Tim said there is nothing proposed in that zone. They need to deal with the  
142 runoff before it gets to the natural zone. Tim said it will probably be limited to walking  
143 trails. She would like to know what their plan is to keep the people off their property.  
144 Tim said they are going to have rules. She asked how they will enforce that. Tim said  
145 they will sign a contract and if people don't abide, they will be leaving.

146

147 Don Bladja talked about Ames Road being a private road. There was discussion about  
148 the status of Ames Road.

149

150 There was discussion about the pond and what the residents felt were issues of  
151 concern, to give the Board a better understanding of their concerns.

152

153 Aaron Roy brought up an old issue of the possibility of kayak rentals. Jim stressed it is  
154 important to just focus on what is being proposed now. Tim spoke to say they withdrew  
155 the access to the lake because it was appropriate. There was a disagreement about  
156 the kayak rentals. Mr. Roy referred the Board to the 12/4/15 ZBA minutes.

157

158 Jim moved to continue to design phase meeting to the first meeting of May. Tyson  
159 seconded. Vote: unanimous.

160

161 Jim said, for the record, Ames Road is listed as discontinued on our road index.

162

163 **Other Business:**

164

165 Art said Alice Veenstra would like to be voted in as an alternate. Jim moved to appoint  
166 Alice as an alternate. George seconded. Vote: Unanimous.

167

168 Art reviewed the mail. One from Kelly Short, Conservation Chair re: wetlands  
169 application for a subdivision on New Road subdivision, Map 264, Lot 8. Art said when  
170 this becomes before the Board we will address it.

171

172 There was general discussion of draft minutes and no changes were made to  
173 procedure.

174

175 Jim mentioned that T Mobile (SBI) has contacted him about work at the Intervale Road.  
176 It was unclear whether the work they want to do requires input from the Board. He  
177 received a packet from their representative and it will be added to the next agenda. He  
178 told the Board a conditional use permit was never actually issued. There was a notice

179 of decision only. SBI produced documentation about a federal law that will need to be  
180 discussed at the meeting.

181

182 Jim moved to adjourn. George seconded.

183

184 Meeting adjourned at 9:10 p.m.

185

186 Lori Venie, Secretary

187

188 **Next meeting: April 28, 2014, 7:00 p.m.**