

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

March 10, 2015

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Doug McCallum, Chris Blair, Joshua Gordon, Alice Veenstra, Kent Ruesswick, Tyson Miller and George Glines, BOS representative.

BOARD MEMBERS ABSENT: None

OTHER PARTIES PRESENT: Tim Bernier, Owners of Mourning Dove Holdings (Schmidt's); Don Bladja, Jane Cohen, Chris Lane, David Boles, Ned Therrien, Ron Bouchaine, Elizabeth Boles, Renee Boles, Aaron Roy.

Tyson Miller and Kent Ruesswick were invited to sit as alternates.

Draft Minutes of February 24, 2015: Jim made a motion to approve the minutes of February 24, 2015. Joshua seconded the motion.

Discussion: None

Vote to approve February 24, 2015 minutes: Unanimous. Minutes were approved.

Public Meeting for Design Review Phase for Mourning Dove Campground:

Art discussed the concept of the design review phase, public meetings and public hearings and what the parameters are.

Don Bladja asked if anything that goes on during this meeting is binding. Art said nothing is binding and no conditions will be set. This is an opportunity for the applicant to discuss their plan and get suggestions from the Board. Jim spoke to say the main purpose of design review phase is to help an applicant to shape their application in a way that is going to go before the board without a lot of surprises. In terms of abutters participation, it is the pleasure of the board to take testimony or not. We've chosen to do it. This isn't the time to weigh in to say you are in favor or not, it's the time to try and shape the project.

41 Tim Bernier thanked everyone who came and explained that they requested design
42 review with an expectation of getting feedback as they move through the design, rather
43 than going through the whole design and then making changes.

44
45 Tim talked about the outline and narrative he sent the Board and said that things have
46 already changed since he prepared that, but in more of a technical nature, not the
47 design concept. (Copies can be found in file #15-03 at town office). He explained that a
48 specific number of sites in a phase may change, but nothing really other than that. He
49 told the Board that they are going to try to submit things to the Board in digital format
50 and create a place to post plans so that abutters, or anyone interested can view the
51 plans. Tim stressed that they really are trying to get everyone's feedback. They are
52 thinking of a google earth overlay type of application. They're working on it and will let
53 us know how it progresses.

54
55 Tim presented a photo overlay of the project showing phases 1, 2 and 3 and explained
56 each phase. Phase 1 is now 59 sites, there are 33 sites in phase 2, and 28 sites in
57 phase 3 for a total of 120 sites. There are 269 total acres in 3 tracks, lots 8, 8-1 and 8-2.
58 Lot 8-2 is not included as campground area because it was not in the zoning
59 application, but that is land owned by Mourning Dove.

60
61 Phase 4 has the remaining sites as well as a store and laundromat facility down on
62 Route 106. Phase 4 may be divided into four phases. They're starting with 120 sites
63 and going from there. The road will be in as part of phases 1, 2 and 3. They are looking
64 at 5 years before phase 4 starts.

65
66 Joshua asked whether any sites will be in commercial zones and emergency access.

67
68 Jim asked about a big rectangular area on the plan where there was nothing drawn in.
69 He said there was a lot of work done on a conservation easement for an earlier
70 proposed project at this site, and our Site Plan Review regulations talk about
71 preservation of green space or open space. We don't have to talk about it now, but it
72 may be worth looking at it as preserving the space without affecting their goals. Tim
73 recalled that the Board mentioned this at the Preconceptual Consultation and he
74 understands it's on the Board's mind. Tim said they need to get through a lot of State
75 approvals because they have open space requirements as well, so they are aware of it,
76 and are trying to keep options open to meet all of that. They talk about it every time
77 they get together.

78
79 Tyson asked if they are talking to any easement holders. Tim said they have spoken to
80 some of them.

81
82 Jane Cohen addressed the Board and gave her credentials as a campground
83 consultant. She discussed the history of camping and campgrounds, and spoke about
84 the type of clientele they will cater to, which is vacationers. They will be a destination
85 type park geared toward people who want to see the lakes region. They expect to be
86 premier park with well-planned amenities and facilities with a very natural environment,

low density for the amount of land. It will be professionally operated from mid-May to mid-October. During the off season there will be a small staff doing repairs and maintenance. They intend to run a tight ship with quiet hours. Doug asked what percentage of users would be attracted by the race track. She's not sure of percentage since there are only 2 big races per year. Their marketing will be focused on seasonal campers and families. Kent asked about tax benefits to the Town. There was discussion about tax revenue possibilities, but no hard numbers were presented.

Jim said we need to balance the benefits to the town against the impacts to the town. Jane said a campground, as far as services on the town, is not high impact. Tyson asked if the pools would be open to the town. Jane said you'd have to be a registered guest to use facilities. There are people who may come in for just a day and they would have to be a registered guest. Tim pointed out that day guests were discussed at the ZBA. The only time day guests would be allowed to use facilities is when the park is not full and said they still have to consider septic load etc.

A question was asked about the racetrack crowd. Tim spoke about the seasonal guests being the crowd that make the campground successful. You're really trying to attract the people who leave in the fall and pay their registration fee for the next year. They really cater to seasonal people. If the campground is too noisy, or pool is too full, they're not happy. Tim said you are not going to be able to separate yourself from the racetrack because you can hear it. It's a love hate relationship like it is with everyone else in town. The Schmidt's are looking to be fair with everyone and not try to hide the racetrack from campers.

Joshua asked about cabins. Tim said there are only 2 cabins in the first three phases. There was discussion about cabins. Tim stressed that we need to get to the point of the Board being comfortable that there will be nobody living here in the winter. The water, electricity and entire place will be shut down for campers.

Art asked if they will have written agreements with each camper. Jane said yes, for seasonal campers, and a registration form for vacationers. Art suggested rules regarding closing dates. Add-a-room, sheds, decks, unregistered camper vehicles, and park models were discussed. Art said those are taxable improvements by the town. He stated that in the overall thought process, they're going to have dialogue with the Town about taxing all of those things. Art discussed land lease laws. Tim said with the 3 phases, they are proposing to construct a patio for each unit and have no plans to allow for decks or add a room. Tim said patios will be constructed as part of the site. They are going to be one of the first campgrounds in NH that has to comply with all requirements. They will be 100% ADA compliant. Art then discussed some of the things of major concern, and general public concern, which are noise, lighting, smoke, water system, garbage. Fire permits were discussed. Tyson felt that the campground rules should be part of their Site Plan Review and wants to see a list of permits that they've applied for at the time of application.

Art opened the floor to residents in attendance.

Chris Lane of Loudon stated his mother owns property on Rocky Pond and asked about the amount of acres.

Kent asked a question about tax revenue, which was briefly discussed. Jim wanted to go on record to respectfully disagree that we should not be thinking about tax revenue and only what is good for the town.

David Boles asked about unregistered vehicles and wanted a clearer explanation of the four phases and time of completion. He also wanted clarification of what the water park consisted of.

Tim introduced Steve Stokes from Laconia to discuss the architectural design. He gave his credentials and work history. Steve introduced drawn pictures of some of the buildings that will be on the campground and explained the buildings. Don Blajda asked about Mr. Stokes being an architect. There was general discussion about that. Art said the Board has a professional consultant that reviews all the information. Ed Schmidt spoke to say they hired Steve because they like his work and they wanted to present an idea of what buildings on the property will look like. They had no misconceptions that Steve is a designer. A licensed architect will be brought in. Tim asked about the concept of the design and said they would love to hear the Board's ideas. Chris spoke to say he liked the design.

Tim spoke about the main lodge, events, the cul de sacs, roadways, and emergency access.

Ned Therrien spoke about his conservation easement in that area.

Ron Bouchayne pointed out that the lake is privately owned but people trespass all the time.

Jim felt a noise study should be done, nothing too elaborate, but enough to find out what affect the campground might have. Chris added that certain times matter as well. Ed Schmidt said the sites in general will be over 1,000 feet away from any abutter. Tim has worked with sound consultants before, so he will contact them. Tim said there is a new "white noise" back up alarm that everyone is switching to.

Elizabeth Boles discussed the Old Road, she said she would prefer leaving the road as is.

Renee Boles asked about walking and hiking trails and their locations as she has rescue dogs on her property.

Aaron Roy asked if the visual aids be available to look at up close outside the meeting. Tim is going to try and get this on a website.

Tyson asked if we want to continue the meeting since we haven't gotten through the items on the Outline. Tim said we're getting to the stage where it might be nice to sit down with the Town's engineer. Heidi Marshall introduced herself as an engineer with CLD Consulting. There was a general logistical conversation. Tim wants to continue the meeting to April 14th. Tyson made a motion to continue the design review phase to April 14th. Jim seconded.

Discussion: Jim wanted to also authorize direct contact between Tim and Heidi. The Board agreed.

Vote on motion: Unanimous.

Other Business:

The Board heard results from Town Meeting voting:

Voting question 1: Farm stand revision: 182 yes, 93 no.

Question 2: Sunset revision: 193 yes, 33 no.

Both items passed.

Our new planning board members are Tyson Miller and Hillary Nelson.

Next time we meet, Tyson will be sworn in and someone will let Hillary know as well. Alice needs to be voted in and sworn in an alternate.

Jim said we have Planning Board elections coming up too.

Jim moved to adjourn. Chris seconded. .

Meeting adjourned at 9:50 p.m.

Lori Venie, Secretary

Next meeting: March 24, 7:00 p.m.